

**MEETING OF THE BOROUGH OF CHATHAM  
MAYOR AND BOROUGH COUNCIL  
MEETING MINUTES  
July 11, 2022**

**CALL MEETING TO ORDER**

Mayor Thaddeus J. Kobylarz called the Regular Meeting, held virtually, of the Borough of Chatham to order on Monday, July 11, 2022, at 7:30 P.M. in the Council Chambers in Borough Hall, 54 Fairmount Avenue, Chatham, New Jersey.

**SALUTE TO FLAG AND MOMENT OF SILENCE**

Mayor Kobylarz led those attending in the Pledge of Allegiance and asked for a moment of silence to honor those who have given their lives for our country, the healthcare professionals working during the pandemic, and the victims of Covid-19.

**STATEMENT OF ADEQUATE NOTICE**

Vanessa Nienhouse, Borough Clerk, read the following statement:

Pursuant to the requirements of the Open Public Meetings Act, adequate notice of this meeting has been provided by including same in email to the Daily Record, the Chatham Courier, the Chatham Patch, and TAPinto Chatham, posted copies on the official bulletin board on the main floor of Borough Hall and was filed with the Borough Clerk, all on January 4, 2022.

**ROLL CALL**

The following officials were present:

Mayor Thaddeus J. Kobylarz	Attended Virtually
Council President Irene Treloar	
Council Member Carolyn Dempsey	Absent
Council Member Jocelyn Mathiasen	Attended Virtually
Council Member Karen Koronkiewicz	Attended Virtually
Council Member Leonard Resto	Attended Virtually
Council Member Frank Truilo	Attended Virtually

Also present were:

Stephen W. Williams, Borough Administrator	
Steven Kleinman, Borough Attorney	Attended Virtually
Vanessa Nienhouse, Borough Clerk	

**RECUSALS**

There were none.

**ADOPTION OF COUNCIL MEETING MINUTES**

Council Member Resto read Resolution #22-225.

**RESOLUTION #22-225**

**RESOLUTION TO ADOPT COUNCIL MEETING MINUTES**

**BE IT RESOLVED**, by the Council of the Borough of Chatham that the minutes from the following meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office:

May 9, 2022  
May 23, 2022

Council Member Resto moved to adopt Resolution #22-94, seconded by Council Member Truilo. All were in favor.

### **MAYOR'S REPORT I:**

Mayor Kobylarz reported on the following:

- Coronavirus numbers
- Library update- see library website for detailed information.
- 4<sup>th</sup> of July Festivities

### **MEETING OPEN TO THE PUBLIC**

Mayor Kobylarz read the following statement:

Hearing of citizens during the Public Comment section of the agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

Bob Weber – 99 Summit Ave. – He questioned the procedure for Ordinance 22-07. Administrator Williams responded although the stop sign has been there for many years, it needed to be added to the code book. This is merely a formality.

Brian McAuliffe – 40 Lum Ave. – Spoke in opposition of resolution 22-208 approved at the June 27, 2022 Mayor and Council Meeting.

Hugh Ames – Gerard Ave. – Spoke in opposition of Resolution #22-208.

Bill Heap – 108 Hillside Avenue - Spoke in opposition of Post Office Plaza, Stanley Community Center, and Resolution #22-208.

Robert Paton - 165 North Passaic Ave. – Voiced his concern over the 33-year-old rescue rig belonging to the Fire Department and asked that it be replaced.

Seeing no one else wished to be heard, Mayor Kobylarz closed the meeting to the public.

In response to the comments by Mr. Paton, Mayor Kobylarz asked Council Member Koronkiewicz to respond.

Council Member Koronkiewicz responded that a search for a consultant, to review all the fire equipment and make suggestions on items needing replacement, is currently underway. Once the report is complete, a long-term fleet plan will be done.

Mayor Kobylarz proceeded with his Mayoral Appointment.

### **MAYORAL APPOINTMENT TO THE ENVIRONMENTAL COMMISSION**

Mayor Kobylarz made the following appointment to the Borough of Chatham Environmental Commission:

Joseph Treloar	Regular Member	01/01/2022 – 12/31/2024
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## **COUNCIL MEMBER REPORTS**

Council President Treloar - No report

Council Person Mathiasen - No report

Council Member Koronkiewicz – Nothing further to report.

Council Member Resto – Economic Advisory Committee continues to speak with local businesses. Donations are needed for food distribution.

Council Member Truilo – No report

## **MAYOR’S REPORT II:**

No report

## **ADMINISTRATORS REPORT:**

No report

## **CONSENT AGENDA**

The following items are considered to be routine by the Chatham Borough Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

Resolutions #22-226 through Resolution #22-229 have been placed on the Consent Agenda.

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## **RESOLUTION #22-226**

### **RESOLUTION TO APPROVE PAYMENT OF VOUCHERS**

**WHEREAS**, vouchers for payment have been submitted to the Borough Council by the various municipal departments.

**BE IT RESOLVED**, by the Council of the Borough of Chatham that all vouchers approved by the Finance Chairman be paid subject to the certification of the availability of funds by the Chief Financial Officer.

## **RESOLUTION #22-227**

### **RESOLUTION AUTHORIZING THE REFUND OF A CONSTRUCTION FEE**

**WHEREAS**, the Assistant to the Borough Clerk has advised via written request seeking a refund for construction fees associated with a Certificate of Continuing Occupancy; and

**WHEREAS**, the Assistant to the Borough Clerk recommends that a refund is due as follows:

Commercial Certificate of Continued Occupancy #22-058, re: 97 Main Street - \$100  
G N G Contractors  
33 Concord Road  
Lebanon, NJ 08833

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that the refund request for construction fees associated with a Certificate of Continuing Occupancy as referenced above is hereby granted; and

**BE IT FURTHER RESOLVED**, all Borough employees and officials are hereby authorized to process a refund and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

**RESOLUTION #22-228**  
**RESOLUTION CHANGING DESIGNATION AND TERMS OF TWO ZONING BOARD OF ADJUSTMENT MEMBERS**

**WHEREAS**, there are currently vacancies on the Borough of Chatham Zoning Board of Adjustment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Chatham that the following appointments are to be made:

Name	Position	Term
Joseph Treloar	Regular Member	01/01/2019 – 12/31/2022 (unexpired)
David Degidio	Regular Member	01/01/2022 – 12/31/2025 (unexpired)

**BE IT FURTHER RESOLVED**, that all Borough officials are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

**RESOLUTION #22-229**  
**RESOLUTION APPOINTING SUMMER POOL STAFF AT MEMORIAL PARK POOL FOR THE 2022 SEASON**

**WHEREAS**, the Chatham Borough Recreation Program has a need to hire summer pool staff for the 2022 season; and

**WHEREAS**, the Recreation Coordinator recommends hiring the following individuals pending completion of all paperwork requirements prior to any employment:

King, Julianna	\$11.90	Lifeguard	First year
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**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that they concur with the recommendation of the Recreation Coordinator and hereby approve the hiring of all individuals referenced above as summer pool staff for the 2022 season at the respective positions and rates of pay, contingent upon the Recreation Coordinator verifying that all paperwork requirements have been completed prior to employment; and

**BE IT FURTHER RESOLVED**, that all other Borough officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

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**CONSENT AGENDA VOTE:**

Council President Treloar made a motion to adopt the Consent Agenda, seconded by Council Member Resto. By a unanimous vote, the resolutions were adopted.

**ORDINANCES FOR FIRST READING**

Council Member Resto introduced Ordinance # 22-07 by title:

## **ORDINANCE #22-07**

### **AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF CHATHAM CHAPTER 139 THEREOF, ENTITLED "VEHICLES AND TRAFFIC" TO ADD A "STOP" SIGN ON TALLMADGE AVENUE AND MAIN STREET**

Council Member Resto read the following statement:

**WHEREAS**, the above Ordinance was introduced and read by title at this Council meeting held on July 11, 2022.

**BE IT RESOLVED**, that at the Council meeting to be held on August 8, 2022, at 7:30 p.m. prevailing time, at Borough Hall and online, the Chatham Borough Council will further consider this Ordinance for a second reading, public hearing, and final passage; and

**BE IT FURTHER RESOLVED**, that the Clerk is hereby requested to publish the proper notice thereof, including this Ordinance, post the Ordinance on the bulletin board in Borough Hall, and make copies available to members of the general public.

Council Member Resto moved Ordinance #22-07 for adoption on First Reading seconded by Council Member Truilo.

In favor: Council President Treloar and Council Members: Mathiasen, Koronkiewicz, Resto, Truilo

Against: none

Abstain: none

Absent: Dempsey

## **EXECUTIVE SESSION**

Council Member Truilo read Resolution #22-247.

## **RESOLUTION #22-230**

### **RESOLUTION TO ADJOURN INTO CLOSED SESSION**

**BE IT RESOLVED** by the Borough Council of the Borough of Chatham that it shall adjourn into closed session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b:

- Pending Affordable Housing Litigation and Attorney Client privileged advice regarding Affordable Housing – Jon Drill / Steven Kleinman

**BE IT FURTHER RESOLVED**, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Borough of Chatham, provided such disclosures will not violate Federal, State, or local statutes and does not fall within the attorney-client privilege. The Mayor and Borough Council will not return to public session after Closed Session.

Council Member Truilo moved to adopt Resolution #22-247, second by Council Member Resto. All in favor.

## **ADJOURNMENT**

Mayor Kobylarz announced that the meeting was adjourned at 8:35 PM. The Mayor and Council will not return to the public meeting when the closed session is done.

Respectfully submitted by:

Vanessa L. Nienhouse, RMC  
Borough Clerk