

# **SPECIAL MEETING AGENDA**

**December 19, 2019**

**Special Meeting  
Mayor and Borough Council**

**Borough of Chatham  
54 Fairmount Avenue  
Chatham, NJ 07928**

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## **CALL MEETING TO ORDER**

The meeting will be called to order at 7:30 p.m.

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## **SALUTE TO FLAG**

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## **MOMENT OF SILENCE**

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## **STATEMENT OF**

**ADEQUATE NOTICE** Pursuant to the requirements of R.S. 10:4-10, adequate notice of this Special Meeting had been provided to the press on December 12, 2019, a copy of which was posted on the Municipal Bulletin Board on the main floor of Borough Hall.

The purpose of this Special Meeting is to conduct a public hearing on the adoption of Bond Ordinance #19-17, Revaluation of Real Property Ordinance #19-18, resolution permitting the Borough's attorney to negotiate the terms of the donation of Stanley Congregational Church and resolutions to extend the redevelopment contracts for the Post Office Plaza Redevelopment Project and the River Road Redevelopment Project. Formal action will be taken at the Special Mayor and Council Meeting.

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## **ROLL CALL**

Mayor Bruce A. Harris  
Council President James J. Collander  
Council Member Victoria Fife  
Council Member Robert A. Weber, Sr.  
Council Member Thaddeus J. Kobylarz  
Council Member Carolyn Dempsey  
Council Member Jocelyn Mathiasen  
Stephen W. Williams, Borough Administrator  
Tamar Lawful, Borough Clerk  
James L. Lott, Jr., Borough Attorney

## **RESOLUTION (COMMENDATORY) (when honoree is present)**

### **RESOLUTION #19-348**

### **RESOLUTION RECOGNIZING COUNCIL MEMBER VICTORIA FIFE FOR HER EXEMPLARY SERVICE TO CHATHAM BOROUGH**

**WHEREAS**, on November 2, 2010, Victoria Fife was elected by the voters of the Borough of Chatham to serve a 3-year term on the Borough Council; she was re-elected to a second 3-year term by the voters on November 5, 2013; and re-elected for a third 3-year term on November 8, 2016; and

**WHEREAS**, during her nine years in elected office, Council Member Victoria “Vicki” Fife continually sought to improve the quality of life for Borough residents and expertly demonstrated foresight, leadership, and fiscal responsibility in policy decisions and operations of Borough government; and

**WHEREAS**, during her tenure on the Borough Council, Vicki devoted innumerable hours on the Public Works Planning and Community Services Committees to ensure the beautification of the Borough throughout; she further worked enthusiastically with the Historic Riverside Trail Advisory Committee to finalize the historic aspect of the trail, and to equip the area with benches and kiosks which provide history and information about the Borough; and

**WHEREAS**, she helped to improve the standards of the Borough public parks to ensure their proper upkeep and petitioned the Council to create a barrier whereby residents can have their pets enjoy open space; and

**WHEREAS**, she resurrected the white lights tradition during the holidays and continued the celebration of the Borough’s heritage through the Fishawack festival; and

**WHEREAS**, through her professional expertise and as a former member of the Planning Board she instituted the re-examination of the Master Plan to change the M District from an industrial zone to a mixed-use zone consisting of residential and commercial properties; and

**WHEREAS**, as an elected official over the past nine years, Council Member Fife further served in the role as Council liaison to the Farmers’ Market Advisory Committee, Historic Riverside Trail Advisory Committee, Mayor’s Wellness Advisory Committee, MyChathamNJ Advisory Committee, Municipal Pool Advisory Committee, Project Community Pride, Public Arts Council Advisory Committee, Senior Center of the Chathams and she recently established the Senior Citizens Advisory Committee; and

**WHEREAS**, Vicki carried out her duties as an elected official and as a citizen of Chatham Borough with enthusiasm and in a conscientious, thoughtful and caring manner, and always dedicated herself to advancing the spirit of volunteerism that has helped make Chatham Borough the town we love; and

**WHEREAS**, Vicki will always be remembered for her kindness, camaraderie and fairness when dealing with residents, businesses, and the Borough’s workforce.

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that they hereby recognize and commend Vicki on her leadership, dedication and enthusiasm for our community as demonstrated throughout her tenure on the Borough Council; and

**BE IT FURTHER RESOLVED**, by the Mayor and Council, on behalf of the entire Chatham Borough community, that they hereby extend their grateful appreciation to Vicki Fife for her nine remarkable years of service on the Chatham Borough Council and commend her for all she has achieved during her tenure on the Borough Council. We wish her and her family happiness and good health in the years to come. Vicki, you will be missed!

## **RESOLUTION #19-349**

### **RESOLUTION RECOGNIZING COUNCIL MEMBER JAMES COLLANDER FOR HIS EXEMPLARY SERVICE TO CHATHAM BOROUGH**

**WHEREAS**, on November 2, 2004, James Collander was elected by the voters of the Borough of Chatham to serve a 3-year term on the Borough Council; he was further re-elected to a second 3-year term on November 6, 2007; and re-elected to serve a third 3-year term on November 2, 2010; and re-elected to serve a fourth 3-year term on November 8, 2013; and re-elected to serve a fifth 3-year term on November 1, 2016; and

**WHEREAS**, during his fifteen years in elected office, Council Member James “Jim” Collander continually sought to improve the quality of life for all Borough residents and expertly demonstrated foresight, leadership, and fiscal responsibility in all policy decisions and operations of Borough government; and

**WHEREAS**, during his tenure on the Borough Council, Jim devoted innumerable hours chairing the Long-Range Traffic and Pedestrian Safety Planning Committee and the Public Safety and Emergency Services Committee; and

**WHEREAS**, with great enthusiasm he made the streets of the Borough safer for residents; and with great effort, he worked to mitigate traffic congestion concerns and enforced safety measures through the implementation of speed radars; and

**WHEREAS**, Jim utilized his professional financial background to improve the Borough’s fiscal budget; and served as a member of the Personnel Committee; and

**WHEREAS**, as an elected official over the past fifteen years, Council Member Collander further served in the role as Council Liaison to the Joint Court, Shade Tree Commission, the Joint Recreation Advisory Committee and the Board of Health; and

**WHEREAS**, Jim carried out his duties as an elected official and as a citizen of Chatham Borough with enthusiasm and in a conscientious, thoughtful and caring manner, and always dedicated himself to advancing the spirit of volunteerism that has helped make Chatham Borough the town we love; and

**WHEREAS**, Jim will always be remembered for his kindness, camaraderie and fairness when dealing with residents, businesses, and the Borough’s workforce; and

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that they hereby recognize and commend Jim on his leadership, dedication and enthusiasm for our community as demonstrated throughout his tenure on the Borough Council; and

**BE IT FURTHER RESOLVED**, by the Mayor and Council, on behalf of the entire Chatham Borough community, that they hereby extend their grateful appreciation to Jim Collander for his fifteen remarkable years of service on the Chatham Borough Council and commend him for all he has achieved during his tenure on the Borough Council. We wish him and his family happiness and good health in the years to come. Jim, you will be missed!

## **RESOLUTION #19-350**

### **RESOLUTION RECOGNIZING MAYOR BRUCE A. HARRIS FOR HIS EXEMPLARY SERVICE TO CHATHAM BOROUGH**

**WHEREAS**, on November 8, 2011, Mayor Bruce A. Harris was elected by the voters of the Borough of Chatham to serve a 4-year term as the Mayor of the Borough; and was re-elected for a second 4-year term by the voters of the Borough on November 3, 2015; and

**WHEREAS**, during his sixteen years in elected office, Mayor Bruce A. Harris continually sought to improve the quality of life for Borough residents and expertly demonstrated foresight, leadership, and fiscal responsibility in policy decisions and operations of Borough government; and

**WHEREAS**, during his tenure on the Governing Body and a member of the Planning Board, Mayor Harris devoted innumerable hours to re-examine the Master Plan and to change the M District from an industrial zone to a mixed use zone consisting of residential and commercial properties, which has revitalized the area and strengthened the Borough’s financial future; and

**WHEREAS**, he worked tirelessly to develop a long-range strategic financial plan which guided the Borough’s budget, financial planning and sustained its AAA bond rating; and

**WHEREAS**, Mayor Harris enthusiastically worked to settle the Borough's affordable housing obligations and initiated redevelopment studies that could lead to the redevelopment of the downtown area and on River Road, therefore, enhancing the Borough of Chatham; and

**WHEREAS**, as an elected official over the past sixteen years, Mayor Harris further actively participated in all meetings of the Joint Meeting; and

**WHEREAS**, as a member of the Communication and Technology Committee he strived to make the Borough more technologically friendly and updated and to make municipal government more open; and

**WHEREAS**, he dedicated numerous hours to the Environmental Commission and worked with the Green Team to achieve Silver Level Certification in 2012, 2015 and 2018 in the Sustainable Jersey Certification Program which helped the Borough obtain grants; and

**WHEREAS**, Mayor Harris carried out his duties as an elected official and as a citizen of Chatham Borough with enthusiasm and in a conscientious, thoughtful and caring manner, and always dedicated himself to advancing the spirit of volunteerism that has helped make Chatham Borough the town we love; and

**WHEREAS**, Mayor Harris will always be remembered for his kindness, camaraderie and fairness when dealing with residents, businesses, and the Borough's workforce.

**BE IT RESOLVED**, by the Council of the Borough of Chatham that they hereby recognize and commend Mayor Harris on his leadership, dedication and enthusiasm for our community as demonstrated throughout his tenure as an elected Mayor and Council Member; and

**BE IT FURTHER RESOLVED**, by the Council, on behalf of the entire Chatham Borough community, that they hereby extend their grateful appreciation to Mayor Bruce A. Harris for his eight remarkable years of service as Mayor and eight years as a Member of the Borough Council and his many years as a volunteer on the Environmental Commission and further commend him for all he has achieved during his tenure in borough government. We wish him and his husband, Marc more happiness and good health in the years to come. Bruce, you will be missed!

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## **RESOLUTION #19-351**

### **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:

November 11, 2019

November 14, 2019 (Special Joint Meeting)

And,

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

November 11, 2019

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## **RECUSALS**

Recusals or abstentions submitted for the record.

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## DISCUSSION ITEMS

### 1. Redevelopment Update

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## MEETING OPEN TO THE PUBLIC

### NOTICE OF PUBLIC COMMENT TIME LIMIT

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.

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## ORDINANCE FOR SECOND READING

Mayor Harris asks Council Member Weber to proceed with Bond Ordinance #19-17.

Council Member Weber reads Bond Ordinance #19-17 entitled:

### **BOND ORDINANCE # 19-17**

**BOND ORDINANCE TO APPROPRIATE AN ADDITIONAL SUM OF \$728,000 FOR THE FUNDING OF A PORTION OF THE COST OF THE IMPROVEMENT OF THE MADISON-CHATHAM JOINT MEETING'S MOLITOR WATER POLLUTION CONTROL FACILITY IN, BY AND FOR THE BOROUGH OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH ADDITIONAL APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

Which Ordinance was introduced and passed on first reading at a regular Council meeting held on December 9, 2019.

Mayor Harris asks the Borough Clerk to give a summary of the legal notice.

The Borough Clerk states: A legal notice was published indicating that Ordinance #19-17 was introduced and passed on first reading at the December 9, 2019 meeting and indicated the second reading and public hearing would be held at 7:30 p.m. on December 19, 2019 for consideration of final adoption. Copies of this Ordinance were made available to the general public and posted in accordance with the law.

Mayor Harris: The meeting is now open for a public hearing on the Ordinance and any member of the public may be heard.

Mayor Harris: Seeing no one else wishing to be heard, I will now close the public hearing.

Council Member Weber: I offer the following Ordinance and move its adoption:

**BE IT RESOLVED**, that this Ordinance as read by title on second reading, and after public hearing at this meeting, be adopted and finally passed.

Council Member \_\_\_\_\_ seconds the motion.

Mayor Harris asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Collander						
Fife						
Weber						
Kobylarz						
Dempsey						
Mathiasen						

Mayor Harris: I declare this Ordinance adopted and finally passed and request the Borough Clerk to publish the proper notice of adoption of this Ordinance in the official newspapers and to permanently record the Ordinance.

Mayor Harris asks Council Member Kobylarz to proceed with Bond Ordinance #19-18.

Council Member Kobylarz reads Bond Ordinance #19-18 entitled:

#### **ORDINANCE # 19-18**

#### **AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION OF \$175,000.00 FOR THE PREPARATION AND EXECUTION OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY FOR THE USE OF OUR LOCAL ASSESSOR INCLUDING APPROVED TAX MAP UPDATES**

Which Ordinance was introduced and passed on first reading at a regular Council meeting held on December 9, 2019.

Mayor Harris asks the Borough Clerk to give a summary of the legal notice.

The Borough Clerk states: A legal notice was published indicating that Ordinance #19-18 was introduced and passed on first reading at the December 9, 2019 meeting and indicated the second reading and public hearing would be held at 7:30 p.m. on December 19, 2019 for consideration of final adoption. Copies of this Ordinance were made available to the general public and posted in accordance with the law.

Mayor Harris: The meeting is now open for a public hearing on the Ordinance and any member of the public may be heard.

Mayor Harris: Seeing no one else wishing to be heard, I will now close the public hearing.

Council Member Kobylarz: I offer the following Ordinance and move its adoption:

**BE IT RESOLVED**, that this Ordinance as read by title on second reading, and after public hearing at this meeting, be adopted and finally passed.

Council Member \_\_\_\_\_ seconds the motion.

Mayor Harris asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Collander						
Fife						
Weber						
Kobylarz						
Dempsey						
Mathiasen						

Mayor Harris: I declare this Ordinance adopted and finally passed and request the Borough Clerk to publish the proper notice of adoption of this Ordinance in the official newspapers and to permanently record the Ordinance.

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## **RESOLUTION #19-352**

### **RESOLUTION OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING THE BOROUGH ADMINISTRATOR AND ATTORNEY TO NEGOTIATE THE TERMS AND CONDITIONS OF STANLEY CONGREGATIONAL CHURCH'S OFFER TO DONATE STANLEY CHURCH TO THE BOROUGH**

**WHEREAS**, Stanley Congregational Church has offered to donate Stanley Church, located at 94 Fairmount Avenue, along with \$350,000.00 for the repair and maintenance of the Church building and property; and

**WHEREAS**, the Mayor and Borough Council wish to thank Stanley Congregational Church for their generous offer and authorize the Borough Administrator and Attorney to negotiate the terms and conditions of the donation with Stanley Congregational Church; and

**WHEREAS**, the Mayor and Borough Council will consider whether to accept or reject the donation by resolution at a future Council meeting date.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Chatham, in the County of Morris and the State of New Jersey, that the Borough hereby authorizes the Borough Administrator and Attorney to negotiate the terms and conditions of Stanley Congregational Church's offer to donate Stanley Church to the Borough.

**BE IT FURTHER RESOLVED**, that all 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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## **RESOLUTIONS REQUIRING A SEPARATE VOTE**

## **RESOLUTION #19-353**

### **RESOLUTION EXTENDING DESIGNATION OF CHATHAM RIVER ROAD PARTNERS, LLC AS THE REDEVELOPER FOR THE RIVER ROAD NORTH REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., as amended and supplemented (“LRHL”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, in accordance with the LRHL, the Council for the Borough of Chatham (the “Council”) designated properties located at River Road and shown on the Borough’s Tax Map as Block 135, Lots 9, 10 and 11, as an area in need of redevelopment (the “Redevelopment Area”); and

**WHEREAS**, the Council adopted a Redevelopment Plan by Ordinance No. 19-11, adopted on June 10, 2019 for the Redevelopment Area (the “Redevelopment Plan”) which sets forth, inter alia, the plan for the redevelopment of the Redevelopment Area; and

**WHEREAS**, Chatham River Road Partners, LLC (the “Redeveloper”), an affiliate of BNE Real Estate Group of Livingston, New Jersey, was designated as the redeveloper for the Redevelopment Area by Resolution 2019-229 on June 24, 2019; and

**WHEREAS**, the designation of Redeveloper is to expire on December 26, 2019; and

**WHEREAS**, the developer and the Borough of Chatham entered into an Interim Cost Agreement on June 26, 2019 which is to expire on December 26, 2019; and

**WHEREAS**, the Council continues to desire that the Redevelopment Area be redeveloped by the Redeveloper in accordance with the Redevelopment Plan; and

**WHEREAS**, the Council desires that the designation of Redeveloper and the Interim Cost Agreement be extended for an additional six (6) months; and

**WHEREAS**, the Council is authorized to exercise all powers under the LRHL, pursuant to *N.J.S.A. 40A:12A-8*, including but not limited to ability to negotiate with developers to undertake redevelopment projects; and

**WHEREAS**, the Council and the Redeveloper shall have an additional period of six months to agree on a specific development proposal and enter into a Redevelopment Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Council for the Borough of Chatham as follows: (i) the designation of Chatham River Road Partners, LLC as the Redeveloper of the Redevelopment Area shall continue; (ii) the Mayor and Borough Council’s authorization to negotiate a Redevelopment Agreement with the Redeveloper shall continue; and (iii) authorizes the extension of the Interim Cost Agreement; and (iv) staff and consultants to the Borough are hereby authorized and directed to continue to take all other administrative actions to implement this Resolution as may be necessary and appropriate to accomplish its goals and intent; and

**BE IT FURTHER RESOLVED** that this Resolution shall be effective for a period of six months from December 26, 2019 through June 26, 2020, after which time it shall be of no further force



and affect unless the Redeveloper shall have entered into a Redevelopment Agreement with the Borough of Chatham.

Mayor Harris asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Collander						
Fife						
Weber						
Kobylarz						
Dempsey						
Mathiasen						

#### **RESOLUTION # 19-354**

#### **RESOLUTION EXTENDING DESIGNATION OF SV CHATHAM PO JV, LLC AS THE REDEVELOPER FOR THE POST OFFICE PLAZA REDEVELOPMENT AREA**

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq., as amended and supplemented (“LRHL”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, in accordance with the LRHL, the Council for the Borough of Chatham (the “Council”) designated properties located along Bowers Lane and South Passaic Avenue within the Post Office Plaza, shown on the Borough’s Tax Map as Block 121: Lots 10 through 13 and 17, Block 122: Lots 1, 2 and 12 through 18, as an area in need of redevelopment (the “Redevelopment Area”); and

**WHEREAS**, the Council adopted a Redevelopment Plan by Ordinance No. 19-10, adopted on April 22, 2019, for the Redevelopment Area (the “Redevelopment Plan”) which sets forth, inter alia, the plan for the redevelopment of the Redevelopment Area; and

**WHEREAS**, SV Chatham PO JV, LLC, the Redeveloper, an affiliate of KRE Group, Vertical Realty Capital and Stolar Capital Group, with an address of 225 Millburn Avenue, Millburn, New Jersey, was designated as redeveloper for the Redevelopment Area by Resolution 2019-238 on July 8, 2019; and

**WHEREAS**, the designation of Redeveloper is to expire on January 8, 2020; and

**WHEREAS**, the Council continues to desire that the Redevelopment Area be redeveloped by the Redeveloper in accordance with the Redevelopment Plan; and

**WHEREAS**, the developer and the Borough of Chatham entered into an Interim Cost Agreement on October 3, 2019, which is to expire on January 8, 2020; and

**WHEREAS**, the Council desires that the designation of Redeveloper and the Interim Cost Agreement be extended for an additional six (6) months; and

**WHEREAS**, the Council is authorized to exercise all powers under the LRHL, pursuant to *N.J.S.A. 40A:12A-8*, including but not limited to the ability to negotiate with redevelopers to undertake redevelopment projects; and

**WHEREAS**, the Council and the Redeveloper shall have an additional period of six (6) months to agree on a specific development proposal and enter into a Redevelopment Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Council for the Borough of Chatham as follows: (i) the designation of SV Chatham PO JV, LLC as the Redeveloper of the Redevelopment Area shall continue; (ii) the Mayor subsequent to the January 2020 reorganization meeting and Borough Council are authorized to negotiate a Redevelopment Agreement with Redeveloper; (iii) authorizes the extension of the Interim Cost Agreement and (iv) Staff and consultants to the Borough are hereby authorized and directed to take all other administrative actions to implement this Resolution as may be necessary and appropriate to accomplish its goals and intent.

**BE IT FURTHER RESOLVED** that this Resolution shall be effective for a period of six (6) months from January 8, 2020 through July 8, 2020, after which time it shall be of no further force and affect unless the Redeveloper shall have entered into a Redevelopment Agreement with the Borough of Chatham.

Mayor Harris asks the Borough Clerk for a Roll Call Vote:

Name	Motion	Second	Yes	No	Abstain	Absent
Collander						
Fife						
Weber						
Kobylarz						
Dempsey						
Mathiasen						

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## **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.

Resolution #19-355 through Resolution #19-357 have been placed on the Consent Agenda.

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## **RESOLUTION[S] REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE**

### **RESOLUTION #19-**

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## **CONTRACTS**

### **RESOLUTION #19-355**

#### **RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT TO MELGAR CLEANING SERVICES, IN THE AMOUNT NOT TO EXCEED \$24,000.00**

**WHEREAS**, the Director of Public Works solicited competitive quotes from the following three (3) qualified contractors for janitorial services for Borough Hall and the Firehouse for the calendar year 2020:

1. Carson 1994 Corp., *DBA Jan-Pro Northern New Jersey*, Madison, NJ
2. Melgar Cleaning Services, Florham Park, NJ

And,

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., provides that the contracting agent shall award the contract after soliciting at least two competitive quotations, if practicable, for those contracts that in the aggregate are less than the bid threshold of \$40,000.00, but exceed 15 percent of the bid threshold (\$6,000.00); and

**WHEREAS**, the following quotation was received:

<u>VENDOR</u>	<u>ANNUAL CONTRACT AMOUNT</u>
Melgar Cleaning Services, Florham Park, NJ	\$24,000.00

And,

**WHEREAS**, the Director of Public Works has confirmed that Jan-Pro Northern New Jersey submitted a bid exceeding the bid threshold in the amount of \$41,340.00 to the Borough; and

**WHEREAS**, the value of this contract is less than the bid threshold of \$40,000.00 and therefore may be awarded by soliciting competitive quotes without advertising for bids; and

**WHEREAS**, the Director of Public Works recommends that the contract be awarded to Melgar Cleaning Services, 2601 Sun Valley Way, Florham Park, NJ 07932, in the amount of \$24,000.00; and

**WHEREAS**, Stephen Williams, Acting Chief Financial Officer, has certified that funds will be available pending the adoption of the 2020 budget in Current Fund Account # 0-01-26-310-240 for the award of this contract, and that this certification is contingent upon, and will be subject to, appropriations in the 2020 Municipal Budget.

**BE IT RESOLVED**, by the Council of the Borough of Chatham that it concurs with the recommendation of the Director of Public Works and hereby authorizes the Mayor to execute a janitorial cleaning contract with Melgar Cleaning Services in accordance with the specifications upon which quotations were received and accepted, in the amount of \$24,000.00; and

**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.

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## **FINANCE**

### **RESOLUTION #19-356**

#### **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 #19-357**

#### **RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS**

**BE IT RESOLVED** that the following transfer of 2019 Funds be made:

**CURRENT FUND:**

From: 9-01-20-100-2	Administration – OE	10,200.00
To: 9-01-20-100-1	Administration – S&W	10,200.00
From: 9-01-20-105-1	Human Resources - S&W	4,500.00
9-01-20-115-1	Community Services - S&W	2,000.00
To: 9-01-20-120-1	Borough Clerk - S&W	6,500.00
From: 9-01-20-115-1	Community Services - S&W	500.00
To: 9-01-25-252-1	Unemployment Insurance - OE	500.00
From: 9-01-20-155-2	Legal Services – OE	5,000.00
To: 9-01-20-150-2	Tax Assessment - OE	5,000.00
From: 9-01-25-266-1	Office of Fire Safety – S&W	2,000.00
To: 9-01-25-245-2	Parking Administration – OE	2,000.00

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that it hereby authorize the Chief Financial Officer to transfer funds as herein referenced.

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**CONSENT AGENDA VOTE:**

Mayor Harris asks Council Member \_\_\_\_\_ to proceed with the Resolutions listed on the Consent agenda. Resolutions #19-355 through #19-357.

Council Member \_\_\_\_\_: I would like to make a motion to approve the resolutions placed on this evening's Consent Agenda by consent of the Council.

Seconded by Council Member:\_\_\_\_\_.

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**ADD-ON RESOLUTION[S]**

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**RESOLUTION #19-358****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:

1. Contract Negotiations: Redevelopment – Mr. Kobylarz and Mrs. Dempsey

**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 Borough Council will not return to public session after this closed session.

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**ADJOURNMENT**