



**Mount Olive Township
Council Public Meeting
July 7, 2026**

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

ROLL CALL

PRESENTATIONS

1. Employee Recognition

Matthew Carlson - Police Department Sergeant - 15 Years of Service

Gregory Boyd - Senior Transportation Driver - 5 Years of Service

Lauren Mariano - Public Health Nurse - 5 Years of Service

Conor Nolan - DPW Buildings & Grounds - 5 Years of Service

DISCUSSION ITEMS

1. Towing Updates
2. Corey Road
3. Wolfe Road

APPROVAL OF MINUTES OF PREVIOUS MEETINGS - J. Ferrante

1. June 23, 2026 WS & PM Minutes (all present)

ROLL CALL

CORRESPONDENCE - has been presented to Council

1. Correspondence packet attached to agenda

BUDGET REPORT

1. June 2026 Budget Report

DISCUSSION OF ACTION ITEMS (as listed below)

1. Ordinances for Public Hearing
2. Ordinances for First Reading
3. Resolutions

PUBLIC PORTION

ORDINANCE FOR PUBLIC HEARING: (1)

- Ord 18-2026** **Bond Ordinance providing for water improvements to the South Hillside area of the Township of Mount Olive, in the County of Morris, New Jersey for the Water/Sewer Utility, for the inclusion of three additional properties located at 24, 25, and 26 South Hillside Drive, appropriating \$100,000 therefor and authorizing the issuance of \$100,000 bonds or notes of the Township to finance the cost thereof and directing the special assessment of the cost thereof - C. Labow**
The Township would like to extend a water line on South Hillside Drive to address contaminated private wells. The estimated cost of the project is \$100,000. A special assessment bond can be authorized with the expectation that the three new service connections will contribute 55% of the cost of improvement.

ORDINANCES FOR FIRST READING: (2) second reading July 21, 2026

- Ord. 19-2026** **An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, amending chapter 550, Land Use, and chapter 169, Dogs and Other Animals, of the Township Code to establish regulations for Deer Fencing - M. Lalama**
The Township would like to make amendments, in response to a resident's request, to the Township code related to the installation of "deer fencing". Deer fencing shall be allowed in rear yards only to protect gardens from deer or other wildlife, shall be no more than eight (8) feet tall with the issuance of a zoning permit.
- Ord. 20-2026** **An Ordinance of the Township of Mount Olive, County of Morris, State of New Jersey, amending chapter 550, Land Use, of the Township Code to revise home occupation definitions in accordance with the Township's 2024 periodic reexamination report of the master plan and development regulations - R. Ruggiero**
As recommended in the Periodic Reexamination Report of the Master Plan and Development Regulations, the report recommends reviewing the list of permitted home occupations and to consider more up-to-date classifications. A cottage food operator and telemarketer will be added to the list of occupations.

CONSENT RESOLUTIONS AGENDA: (19) Reso's 251-2026 through 269-2026 - C. Aaron

- 251-2026** **Resolution of the Township Council of the Township of Mount Olive waiving construction permit fees to Natural Green Lawn Care related to the bleacher project at Soccer Field #3**
The Township has awarded a contract to Natural Green Lawn Care related to the ADA and spectator bleacher project at soccer field #3 and wishes to waive the permit fees associated with the project.

- 252-2026** **Resolution of the Township of Mount Olive, County of Morris, State of New Jersey, authorizing the sale of certain lands and properties no longer needed for public use by the Township**
The Township owns block 6900, lot 26, commonly known as 5 Pondview, and has determined that the property is no longer needed for public use and wishes to auction the property off to the highest bidder. Minimum bid is \$775,000 and the auction will be held on September 1, 2026 at 11 am.
- 253-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the township to abate a nuisance property located at Block 3205, Lot 8 (20 Stonewald Road)**
The property owner at 20 Stonewald Road was issued a notice of violation and order of abatement to correct the nuisance with no action taken. The Township wishes to abate the nuisance and lien the property.
- 254-2026** **Resolution of the Township of Mount Olive, in the County of Morris and State of New Jersey, authorizing an agreement between the Township and Green Brook Family Medicine to participate in the annual influenza vaccine clinic**
The Mount Olive Health Department offers a free influenza vaccine clinic to the residents and recommends authorizing an agreement with Green Brook Family Medicine at no cost to the residents.
- 255-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing Change Order No.1 for Bid #2113C Exterior Restoration of the Seward House (Paragon Restoration Corp.)**
The Township previously awarded a contract to Paragon Restoration in the amount of \$1,450,985 for the exterior restoration of the Seward House. Due to a concealed condition discovered during construction, a change order in the amount of \$9,800 needs to be approved.
- 256-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of bleachers off Bergen County Co-op (Ben Shaffer Recreation)**
The Township desires to purchase bleachers at Turkey Brook Park soccer field #3 from Ben Shaffer Recreation in the amount of \$30,162.65 off a Bergen County Co-op. This purchase will be reimbursed by the Mount Olive Soccer Club.
- 257-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of audiovisual equipment, supplies, and service off The Interlocal Purchasing System (TIPS) (BIS Digital)**
The Township is permitted to join national cooperative purchasing agreements and has advertised its Notice of Intent to award a contract to BIS Digital in the amount of \$11,821 for audiovisual equipment and supplies. There were no alternative approaches and/or rejections and it is recommended to award the contract.

- 258-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for the purchase of four (4) 2026 Chevrolet Tahoe PPV 4WD vehicles off Bergen County Co-op (BCCPS) (Pellegrino Chevrolet)**
The Police Department desires to purchase four (4) police vehicles off the Bergen County Co-op from Pellegrino Chevrolet in the amount of \$240,163.35.
- 259-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a professional service agreement for Geographical Information Systems Services (Van Cleef Engineering Associates) *REVISED - Contract extension**
The Township previously awarded a contract to Van Cleef Engineering for GIS Services not to exceed \$23,000 which expired and needs to be extended through May 14, 2027.
- 260-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open contract for a Rehabilitation Program Administrator (Morris Habitat for Humanity, Inc.)**
The Township previously awarded a contract to Morris Habitat for Humanity, Inc., a rehabilitation program designed to assist low-and moderate income homeowners to correct interior and exterior code violations in their homes to ensure the safe and continued occupancy of their property. The contract expires on June 19, 2026 and wishes to extend through June 19, 2027. The Affordable Housing Trust Fund will be used for any rehabilitation in accordance with the contract.
- 261-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for appraisal services to Newmark Valuation & Advisory (January 1, 2026 - December 31, 2026) *REVISED - Decreasing contract amount**
The Township previously awarded a contract to Newmark Valuation & Advisory for appraisal services for \$15,000 and wishes to reduce the contract amount to \$7,500.
- 262-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for appraisal services to Appraisal Systems, Inc. (July 1, 2026 - December 31, 2026)**
The Tax Assessor recommends adding Appraisal Systems, Inc. for appraising services as a professional service not to exceed \$7,500.
- 263-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open vendor service contract for refurbishing Ladder 58 for Budd Lake Fire Department pursuant to New Jersey Local Unit Pay-to-Play Law (Spectrum Communications)**

The Budd Lake Fire Department desires to refurbish the emergency lighting and emergency equipment on Ladder 58. Spectrum Communications submitted a quote not to exceed \$21,206.90.

- 264-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing the award of a non-fair and open professional services agreement for Bond Counsel Services to McManimon, Scotland & Baumann (January 1, 2026 - December 31, 2026) *REVISED - Increasing contract amount**
The Township previously approved a contract for Bond Counsel services to McManimon, Scotland & Baumann which needs additional funding to reflect the work needed not to exceed \$49,000.
- 265-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing redemption of a third-party tax lien Block 103, Lot 2.01**
The Tax Collector recommends authorizing the redemption of a third-party tax lien for Block 103, Lot 2.01.
- 266-2026** **Resolution of the Township Council of the Township of Mount Olive authorizing redemption of a third-party tax lien Block 3305, Lot 19**
The Tax Collector recommends authorizing the redemption of a third-party tax lien for Block 3305, Lot 219.
- 267-2026** **Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2026 Municipal Budget (\$78,687.05 Clean Communities Grant)**
The Township received a grant from the Clean Communities program in the amount of \$78,687.05 which needs to be inserted into the budget and approved by the Director of the Division of Local Government Services.
- 268-2026** **Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2026 Municipal Budget (\$35,838.51 Recycling Tonnage Grant)**
The Township received a grant from the Recycling Tonnage program in the amount of \$35,838.51 which needs to be inserted into the budget and approved by the Director of the Division of Local Government Services.
- 269-2026** **Resolution of the Township Council of the Township of Mount Olive requesting approval from the Director of the Division of Local Government Services for insertion of a specific item of revenue into the 2026 Municipal Budget (\$5,495.70 National Opioids Settlement Fund)**
The Township received a settlement from the National Opioids Settlement Fund in the amount of \$5,495.70 which needs to be inserted into the budget and approved by the Director of the Division of Local Government Services.

COUNCIL COMMENTS ON CONSENT RESOLUTIONS

ROLL CALL

RESOLUTIONS NON-CONSENT

COUNCIL COMMENTS ON INDIVIDUAL RESOLUTIONS

ROLL CALL (NON-CONSENT)

MOTIONS - J. Mania

1. Bill List

ROLL CALL

ADMINISTRATIVE REPORTS

OLD BUSINESS

NEW BUSINESS

LEGAL MATTERS

COUNCIL REPORTS

1. Board of Education Liaison - **C. Aaron**
2. Library Board Liaison - **J. Ferrante**
3. Recreation Liaison - **J. Ferrante**
4. Environmental Committee - **C. Labow**
5. Lake Issues - **C. Labow**
6. Open Space Committee - **C. Labow**
7. Board of Health - **M. Lalama**
8. Legislative Committee - **J. Mania**
9. Senior Citizen Liaison - **J. Mania**
10. Planning Board - **R. Ruggiero**

PUBLIC PORTION

COUNCIL COMMENTS

EXECUTIVE SESSION (1) - J. Ferrante

270-2026 Resolution authorizing a closed executive session of the Township Council of the Township of Mount Olive, County of Morris, State of New Jersey

ROLL CALL

ADJOURNMENT

