

Minutes of the Special Meeting of the Borough Council held August 5th 2014 at 7:00 p.m. in the Council Chambers, Borough Hall, 531 Speedwell Avenue, Morris Plains, New Jersey.

Pledge of Allegiance and Prayer.

Mayor Frank J. Druetzler called the meeting to order and read the following notice:

I HEREBY ANNOUNCE AND STATE THAT ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED BY THE CLERK OF THIS BOROUGH BY PREPARING A NOTICE DATED JULY 18TH 2014 SPECIFYING THE TIME, DATE AND PLACE OF THIS MEETING; POSTING SUCH NOTICE ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING; FORWARDING THE NOTICE MORRIS COUNTY'S *DAILY RECORD* AND THE *MORRIS NEWS BEE*; AND FORWARDING, BY MAIL, THE SAID NOTICE TO ALL PERSONS ON THE REQUEST LIST; AND I HEREBY HAND A COPY OF SUCH NOTICE TO THE CLERK OF THE BOROUGH OF MORRIS PLAINS FOR INCLUSION IN THE MINUTES OF THIS MEETING, ALL OF THE ABOVE ACTIONS BEING IN ACCORDANCE WITH N.J.S.A. 10:4-6, *ET SEQ.*

THAT THE GOVERNING BODY OF THE BOROUGH OF MORRIS PLAINS SHALL HOLD A SPECIAL MEETING AT 7:00 P.M. ON TUESDAY, AUGUST 5, 2014 IN THE COUNCIL CHAMBERS, BOROUGH HALL, 531 SPEEDWELL AVENUE, MORRIS PLAINS, NEW JERSEY WHICH SHALL BE A SPECIAL JOINT MEETING WITH THE MORRIS PLAINS PLANNING BOARD FOR THE PURPOSE OF REVIEWING A CONCEPT PROPOSAL BY ROSELAND PROPERTIES AND ANY OTHER MATTERS THAT MAY COME BEFORE THE BOROUGH COUNCIL. FORMAL ACTION MAY BE TAKEN AT THE MEETING.

THAT THE MORRIS PLAINS PLANNING BOARD SHALL HOLD A SPECIAL JOINT MEETING WITH THE GOVERNING BODY OF THE BOROUGH OF MORRIS PLAINS, ON TUESDAY, AUGUST 5, 2014 AT 7:00 P.M. IN THE COUNCIL CHAMBERS, BOROUGH HALL, 531 SPEEDWELL AVENUE, MORRIS PLAINS, NEW JERSEY FOR THE PURPOSE OF REVIEWING A CONCEPT PROPOSAL BY ROSELAND PROPERTIES.

Present on Roll Call:

Mayor Frank J. Druetzler
Councilmembers: George J. Coogan
Laurie J. Fu
Jason C. Karr
Frank Mangravite
Suzanne B. McCluskey

Absent: Councilmember Cecala

Present: Gail H. Fraser, Esq., Borough Attorney

Mayor Druetzler advised that Councilmember Cecala is out of the country on vacation and will therefore not be at tonight's meeting. He further advised this is a joint meeting of the Borough's Governing Body and the Planning Board. Others present also include Karen Coffey, Secretary of the Planning Board, William Denzler, Borough Planner, Leon Hall, Borough Engineer, and Ed Buzak, Esq., substituting for the Planning Board Attorney Christopher Falcon. Zoning Officer Don Salerno is also present.

Mayor Druetzler next took the Roll Call for the Planning Board members:

Present: Mr. Andre Jensen
Mrs. Sydney Leach, Vice Chair
Mr. Ralph Lopez, Chair
Mr. Leo Nichols
Mr. Vincent Novak
Mr. Hank Sawoski
Mr. Donald Underhill

Absent: Vincent Novak

Mayor Druetzler stated the other two members of the Planning Board, Councilmember McCluskey and himself, both of whom are present.

PRESENTATION – Roseland Property Company

Mayor Druetzler advised that this presentation will be conducted by Mr. Carl Goldberg and Mr. Marshall Teicher.

Mr. Goldberg opened the presentation and advised they are accompanied by several other participants – Mr. Jack Teicher, Roseland Properties and Deborah Goldberg, who works with him on permits and approvals. He also introduced Mr. Matt Sprung who is working with them as a Professional Planner and helped with the preparation of some of the numbers on preliminary concept impact analysis of their proposal.

Mr. Goldberg referred to his and Mr. Teicher’s meeting several months ago with the Governing Body to discuss their concept for re-purposing the 250 Johnson Road parcel. Currently, there is a 75,000 SF office building located on the premises; this building while fully occupied as recently as a month ago, it is now vacant and is considered obsolete. Several months ago discussions began about possibly re-zoning this parcel to allow for the development of a multi-family community.

At tonight’s meeting they plan to discuss their approach for developing a 188-home/apartment community. Twenty-one apartments would be designated for affordable housing pursuant to current Council on Affordable Housing (COAH) guidelines. This would leave 167 total market-rate units.

Mr. Goldberg introduced Mr. Marshall Teicher.

Mr. Teicher advised the plan is basically consistent with what was discussed previously. There is a drive access onto Route 202 and fronts onto Johnson Road on the other side. Several times he made reference to the pond and pond views. There would be two parking spaces per unit. Of the total apartments, 40% are planned to be one-bedroom and 60% two-bedrooms. There will be mix of parking; some at a deck structure, some in individual private garages, and some on-surface, on-grade parking; there will be no underground parking. Upon entry from Route 202, there would be a building that wraps around the parking structure, essentially hiding it from view. The development would include a pool and a substantial amenities package, including fitness centers, golf simulator, club house with a fireplace and sitting area, a business center and private conference room as well as other outside amenities such as tennis. It is planned to be a very high-scale community and will also include fireplaces, patios, balconies, terraces, and various unit types. The development will primarily geared to young professionals and empty nesters.

Mayor Druetzler asked about driveways.

Mr. Teicher advised all driveways would have divided lanes.

Continuing, Mr. Teicher provided information about a proposed sidewalk to Route 202. He referred to a pathway to Malapardis Road that already exists that will be connected to as part of the development. He believes everything discussed previously will continue to be able to be provided. He also commented on land that would be dedicated to a conservation easement. Supply wells in this area would be plugged.

Mr. Goldberg advised that as to the 21 proposed affordable housing units, the breakdown is planned to be four (4) would be one-bedroom, 12 would be two-bedrooms, and five (5) would be three-bedrooms. The three bedrooms are mandated by COAH guidelines. There would be an on-site manager/building engineer. They intend to continue to own this property and to manage it. The anticipated rents will be approximately 15% more than they currently assess on their other community in the Borough (The Highlands at Morris Plains). A one bedroom would be about \$2,500 and up and the two bedrooms would be about \$2,800 to \$3,000. Roseland strives to attract a higher-scale tenant by the floor plans offered as well as the amenities package and other relevant touches. The amenities package costs \$500-\$600 and is separate from the rental cost. The amenities package would be available to those renting COAH units at a substantially reduced cost. In most of their communities tenants are obligated to take the amenities package. Their thought is that the amenities become an "extension of the square footage that the tenants enjoy" and actually become a part of the lifestyle. He commented at length on the value Roseland places on the availability of the business conference center and the private conference room(s). The entire package of amenities will be available when the first tenant moves into the development so they can feel, touch and understand how these amenities impact their lifestyle at this development.

Mr. Teicher advised that the "interior amenities" are located in the large building, and he referred to the site plan. He provided additional details about the pool deck areas, hot tubs, water feature(s), fire pits, and conversation areas. Roseland believes the existence of the pond is a "fabulous amenity" as well as a "beautiful spillway" that currently is completely covered with debris (and will be cleaned up). They plan to use these natural elements extensively as attractions of their development.

Mr. Hall asked about stormwater management facilities. He also asked about the walkway area planned for around the pond.

Mr. Teicher provided a response that they have yet to study this issue, stating that they have plenty of land area. He believes the overall impervious cover will decrease. He advised that significantly more study will take place regarding the proposed walkway and track/trail areas. As to the parking garage(s), they will be two stories and have a capacity of 117 spaces. He stated there is a breakdown of parking on this site plan and provided information as to the different kinds of parking spaces to be available. He stated there will be a total of 378 parking spaces, essentially two to one. The total unit count of the proposed development was reduced from 240 units to 188 units at the direction of the Mayor. Their development in Verona is currently occupied at a rate of roughly 97%. Roseland operates 9,000 apartments and the occupancy rates across all are roughly 96%-97% leased.

Mr. Teicher continued explaining that some of their properties have on-site jitney services, but generally this is not a service that is offered at the time of the initial opening of the development. If over time this need makes sense, then a jitney service can be considered. The buildings are all elevator service buildings. He advised they have done traffic reviews, but will not present a full traffic study at this meeting.

Cross discussion concerning parking issues, including that many parking spaces will be covered and will be assigned everywhere, costs for second car, the extent to which security patrols will exist, and related matters.

Mr. Teicher provided information on how deliveries will be handled (such as UPS deliveries); a full-time on-site management staff will receive packages; however, there will not be a concierge service.

Mayor Druetzler commented on the reduction from a total of 240 units to the current 188 units. He stated that as the result of on-going discussions this total number may increase to 198 units, but will go no higher than 198 units. The plans were done using 188 units.

Mr. Goldberg proceeded with the second phase of this meeting that will include traffic issues. A preliminary traffic impact analysis has been completed; at a later date in this process a licensed traffic engineer will present formal testimony. They have done a comparison of an existing and fully-occupied office building land use versus the proposed land use they are suggesting. The office land use generates a much higher traffic rate than the apartment community, especially the AM in and PM out peak hour traffic. The report prepared by their in-house traffic consultant shows 103 AM peak hour in movements and 93 peak hour out movements. For the apartment community the numbers are 17 in and 31 out for the peak hours, with a different flow of traffic from the apartment community at other times of the day. The apartment scenario generates about 60% of the traffic impact that would exist with a 75,000 SF office building that is fully occupied. They are showing about 112 movements for the office and 73 movements for the apartments.

Continuing, Mr. Goldberg referred to traffic movements onto Route 10, eastward in the morning to reach Route 287 and the reverse in the evening which should have little or no impact on the actual traffic circulation within the Borough.

Mr. Hall asked if Roseland has any data pertaining to the number of people (tenants) who may work from home or who are retired.

Mr. Goldberg stated this is an interesting question. While it appears there may be a growing number of people working from home, they prepared their presentation and study in a conservative manner using a "worst case scenario", without making any imbedded assumptions on this topic. They do not have specific data on this. He does not know precisely how many employees were working in the 75,000 SF office building when it was occupied and how this number might affect their traffic report one way or another. He advised that tenant use of mass transit varies dramatically from Roseland property to Roseland property. He stated that a substantial percent of their properties are located in urban areas. At some sites as many as 65% to 70% of the residents may use mass transit. And at specific transit area sites, many residents rented there precisely because of the easy access to mass transit.

Mr. Goldberg spoke about specific demographic data they have, and that is child age population data. This relates to school-age populations within their communities. This allows them to better understand their residential populations and their needs and the requirements that will be looked for in the municipality. They believe the data they have is overall "pretty accurate." The median generated by these apartment communities remains very consistent over time. For example, the Highlands at Morris Plains generates 14 school-age children which is probably significantly less than "theoretical studies" might suggest. Roseland is very concerned and dedicated to projecting as accurate information as possible regarding the number of school-age children and the impact on local education budgets. He will discuss fiscal impacts, beginning with operational issues that have

a direct impact on the relationship between the Roseland community and the municipality. In their communities, Roseland provides the following services at their expense and do not rely on the municipality to either pay for or provide for such services: (1) snow removal; (2) street lighting; (3) maintenance of the road systems (repair and replacement), and in many communities (4) trash collection as well. Roseland will provide an actual sealed fiscal impact analysis as part of the site plan checklist. There will also be direct professional testimony to the Planning Board at the site plan stage.

Continuing, Mr. Goldberg stated that at the conceptual basis they attempted to focus on municipal budget line items where Roseland would be receiving services from the municipality, for example, public safety services (police, fire, emergency medical and the like). He stated they also recognize they share in the responsibility for maintenance of public buildings, Borough employee salaries and benefits and similar expenses. Since the anticipated rents will be higher than at their existing development (about 15% higher), this will mean higher tax payments to the municipality. Based on their review of demographic data and their experience in other municipalities, they are projecting a total of 22 school-age children residing at the proposed development. They believe they are looking at a surplus to the municipal budget of about \$285,000 - \$295,000 (\$165,000 to the municipality and \$123,000 to the school).

In response to a question about specifics relating to the cost for trash and recyclables pick-up, Mr. Goldberg stated they will be paying for these expenses and performing them internally.

Ms. Fraser asked for confirmation that they will not be availing themselves of the right to reimbursement under the New Jersey Municipal Services Act. Will they provide their own leaf collection?

Mr. Goldberg confirmed this is correct and that they have not yet decided on leaf collection services at this time. Typically, he believes they will provide leaf collection as part of their landscaping contracts, but cannot absolutely state they will handle leaf collection at this time. He stated they do not yet have precise information on the location(s) of on-site trash and recyclable drop-off/storage areas. What they have presented thus far is more on a conceptual level than absolute precise details on everything.

Cross discussion about recyclables, including possible containers for recyclables for the disposition of electronic equipment and metals, both of which are recycled at the Borough's Recycling Center and that Roseland will be certain to discuss all these matters with the proper Borough official to ensure that their recycling program and process meets the Borough's requirements.

Mr. Hall asked about the projection of school-age children and whether the other developments are roughly the same size as the one proposed for the Borough.

Mr. Goldberg replied Roseland tries to do its best in terms of projecting what this population will be at all their developments, but there is no "magic formula" for precisely doing so. Historically, their communities strongly attract young professionals and empty nesters, and they really are successful with this concept. Based on the 10-12 years of solid data and experience relating to the Highlands at Morris Plains, he believes their forecast for school-age children at the proposed development represents a very accurate estimate.

Cross discussion about various elements of the actual construction of the development, including time to complete, availability of parking, amenities, tenant needs and satisfaction, and charges for different parking types.

Mr. Goldberg commented in answer to a question that he anticipates there will be a \$4,700 taxes per unit. This is the Highlands amount plus 15% more. He estimates it will take roughly 24 months to completely build the community, barring any unanticipated weather or construction conditions or any other unanticipated issues. As to traffic, he said they do monitor traffic after the homes are built, and in some municipalities they submit reports covering the first year or two. The trends in all of their communities is that there is tremendous variety as to residents coming and going throughout the day, and it is rare that there would be drastic variation from what the traffic studies have predicted. The only matter that sometimes turns out wrong is that the RSIS standards require more parking than is typically needed. The trend, particularly in the more urban areas, is that there are more parking spaces available than was anticipated. He agreed they can provide a rough idea based on the number of units what the traffic impact is likely to be and in a pattern that would be expected. He stated he would not anticipate that there will ever be a lack of work opportunities within the surrounding area of this development. He does not anticipate a significant number of people who work in New York to be residing at this community.

Continuing, and in response to a question as to how many school-age children would come from the COAH units, Mr. Goldberg stated that of the 22 total of school-age children projected, he cannot provide an answer at this time, but will provide it in the near future.

It was pointed out that at the Highlands, there are 100 units that could possibly have school-age residents (16 units are age restricted) and there are 14 school-age children – 14 per 100 units. This would result in more than 22 school-age children living at the proposed community.

Mr. Goldberg advised that if there is continued support for this proposal, that he and Mr. Sprung would develop a much more sophisticated fiscal impact analysis consistent with all the professional planning guidelines that would be authored by Mr. Sprung and signed and sealed by him under his license.

Cross discussion as to the demand for communities such as this one being proposed by Roseland, including that their developments are very well occupied; that rents rise every year; declining home ownership (peaked in 2005 at about 69% and now is at 63% and still dropping); difficulties with mortgage underwriting; “renters by choice”; dramatic shelter needs changes particularly in the Northeast; attitudes of people under age 35; and that they understand the Borough has a positive reputation and is considered a desirable place to live.

Mr. Hall asked about any possible environmental restrictions or conditions on the lot that might affect the building plans to convert the lot from commercial use to residential use.

Mr. Goldberg stated there are none that they know of, but as part of a site plan application they will provide environmental data.

Mr. Goldberg thanked the Governing Body and the Planning Board for their time and consideration in hearing this presentation.

Mayor Druetzler polled the Governing Body about approving a Resolution with regard to this matter. Members were in agreement.

Moved by Councilmember Coogan:

BE IT RESOLVED THAT Resolution No. 2014-110 entitled “Resolution Authorizing the Borough Planner to Draft an Amendment to the “Chapter 13, 2000 Borough of Morris Plains Land Development Ordinance” be adopted.

Seconded by Councilmember McCluskey.

Yeas: Councilmembers Coogan, Fu, Karr, Mangravite, McCluskey
Nays: None
Abstain: None
Absent: Councilmember Cecala

Mayor Druetzler spoke about the Planning Board’s continuing role with regard to this proposal.

Mr. Buzak stated it is appropriate for the Planning Board to consider the amendment to the Master Plan that would be consistent with the proposal and to that end there is a Resolution that can be considered; it mirrors the action already taken by the municipality. He read the Resolution.

Mrs. Leach moved that this Resolution be approved, seconded by Mr. Lopez.

Roll Call

Yeas: Mr. Jensen, Mrs. Leach, Mr. Lopez, Mrs. McCluskey,
Mr. Nichols, Mr. Sawoski, Mr. Underhill, Mayor Druetzler
Abstain: None
Absent: Mr. Novak
Nays: None

Motion carried.

Mr. Nichols moved that the Planning Board meeting be adjourned, seconded by Mrs. Leach.

Roll Call

Yeas: Mr. Jensen, Mrs. Leach, Mr. Lopez, Mrs. McCluskey,
Mr. Nichols, Mr. Sawoski, Mr. Underhill, Mayor Druetzler
Abstain: None
Absent: Mr. Novak
Nays: None

Motion carried.

Mayor Druetzler thanked the presenters and stated there would be a break at this point.

APPROVAL OF MINUTES

Councilmember Coogan moved:

BE IT RESOLVED THAT the minutes of the Executive and Special Meetings of July 23rd 2014 be approved.

Seconded by Councilmember Karr. So ordered.

Voice vote. All in favor with the exception of Councilmember Mangravite who abstained and Councilmember Cecala who was absent. Motion carried.

APPROVAL OF CONSENT CALENDAR

Councilmember Coogan moved:

CONSENT CALENDAR FOR THE BOROUGH SPECIAL COUNCIL MEETING OF

August 5th 2014

BE IT RESOLVED by the Mayor and Council of the Borough of Morris Plains, that the attached reports be accepted and that said reports be kept on file in the Clerk's Office:

REPORTS

None

THAT the Resolution No. 2014-111 entitled, "RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL TRAFFIC ENGINEERING SERVICES," be adopted as attached.

THAT the Resolution No. 2014-112 entitled, "RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE COUNTY OF MORRIS AND THE BOROUGH OF MORRIS PLAINS ESTABLISHING – COMMUNITY DEVELOPMENT AND HOME ACTIVITIES PROGRAM," be adopted as attached.

THAT the Resolution No. 2014-113 entitled, "RESOLUTION AUTHORIZING 2014-2015 CONTROLLED DEER CULLING PROGRAM," be adopted as attached.

THAT the Resolution No. 2014-114 entitled, "BOROUGH OF MORRIS PLAINS MUNICIPAL ALLIANCE – ALCOHOLISM AND DRUG ABUSE," be adopted as attached.

THAT the Resolution No. 2014-115 entitled, "BOROUGH OF MORRIS PLAINS MUNICIPAL ALLIANCE – APPLICATION FOR FUNDING," be adopted as attached.

THAT the Mayor be and he hereby is authorized to execute the Change Order #1 and Change Order #2, Mountain Way Improvements, per the Borough Engineer's correspondence dated July 30th 2014.

THAT Rosanne Denman having received her Registrar certification from the State of New Jersey as Certified Municipal Registrar receive a 5% increase in her base salary effective May 20th 2014 pro-rated.

THAT Kelly Salvatore, 18 Mountain Way, be granted permission to serve alcoholic beverages at a family party be held Saturday, September 13th 2014 from 12:00 Noon to Dusk at Community Park.

THAT having received the written recommendation of the Superintendent of the DPW that the bid proposals received for Contract No. F.2014 are not equivalent to the brush chipper set forth in the contract documents, all bids received for Contract F.2014 are rejected for the reasons set forth in the Superintendent's memo and the Borough Treasurer is authorized to advertise a re-bid for the purchase of a new hydraulic fed mounted drum style brush chipper with optional accessories as Contract F.2014-1 with a bid acceptance date of Thursday, August 28, 2014 up to 10:30 am in the Council Chambers.

Seconded by Councilmember McCluskey.

Yeas: Councilmembers Coogan, Fu, Karr, MangraviteMcCluskey
Nays: None
Abstain: None
Absent: Councilmember Cecala

GREETINGS OF PUBLIC AND INVITATIONS FOR DISCUSSION

Mayor Druetzler opened this portion of the meeting to the public. Seeing no one, he closed this portion of the meeting.

REPORTS OF COMMITTEES AND/OR DEPARTMENT HEADS

Finance

Councilmember Karr advised he had no report for this meeting.

Public Safety

Councilmember McCluskey advised she had no report for this meeting.

Public Works

In the absence of Councilmember Cecala there was no report.

Public Buildings & Grounds

Councilmember Fu advised that the Pool has been receiving some minor uplifts, but they are making a big impact. There are plantings (donations from Agway and Just in Tyme), the fence and trim was painted, and a mural was painted. She encouraged all to stop by and take a look. She also thanked the Recreation Commission for all their efforts with the Pool and the summer camp.

She commented on Ryan Wolff's, Eagle Scout, project that she has been asked to sign. Ryan will be providing a formal plan. His plan is to create a sitting area off the path between American Road and the train station.

Councilmember Margravite moved:

That Councilmember Fu be authorized to sign the plan application for the Eagle Scout project of Ryan Wolff.

Seconded by Councilmember McCluskey.

Yeas: Councilmembers Coogan, Fu, Karr, Mangravite, McCluskey
Nays: None
Abstain: None
Absent: Councilmember Cecala

Continuing, Councilmember Fu reported that the summer camp went well and the summer theater camp production of *Midsummer Night's Dream* was well received. The 10-year-old baseball and softball teams both won their championships this year. Also, there is a painting at the Simon's Park snack bar done by the summer camp enhancement program. Soccer Opening Day is Saturday, September 6 at 10:00 a.m. at Simon's Park.

Mayor Druetzler commented that he thought the production of the theater camp play was probably the best of all the plays previously presented.

Councilmember Fu reminded that 9-11 Memorial service plans are underway.

Mayor Druetzler reported he received a call from the Hanover Township school district about a program that spruces up school's trees and overall landscaping. They would like to do this in the Borough; however, Mayor Druetzler advised he will need to discuss with the Superintendent of Schools.

Public Health, Sanitation & Sewers

Councilmember Mangravite was welcomed back by the Mayor. He advised he had no report.

Ordinance & Public Utilities

Councilmember Coogan advised he had no report.

PRESENTATION OF COMMUNICATIONS, PETITIONS, ETC.

None.

INTRODUCTION OF ORDINANCES

Councilmember Coogan introduced the following ordinance and read the same by title and moved that it be passed on First Reading.

ORDINANCE NO. 13 - 2014

AN ORDINANCE TO APPROPRIATE \$30,000.00 FROM THE CAPITAL IMPROVEMENT FUND FOR IMPROVEMENTS TO BE UNDERTAKEN BY THE BOROUGH OF MORRIS PLAINS, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY

Councilmember McCluskey seconded the motion.

Mayor Druetzler advised these funds will be needed to fund future parks and Pool projects.

Yeas: Councilmembers Coogan, Fu, Karr, Mangravite, McCluskey
Nays: None
Absent: Councilmember Cecala
Abstain: None

Thereupon, Councilmember Coogan offered the following resolution:

WHEREAS, the above ordinance was introduced and read by title at this meeting on August 5th 2014 and passed on First Reading.

NOW, THEREFORE, BE IT RESOLVED at a meeting to be held on August 21st 2014 at 8:30 PM prevailing time in the Municipal Building in the said Borough, this Council will further consider for Second Reading and final passage of said ordinance.

AND BE IT FURTHER RESOLVED that the Clerk of this Borough be and she is hereby directed to publish and mail the proper notice thereof, including the ordinance, post the ordinance on the Bulletin Board in the Municipal Building and make copies available to members of the general public.

Seconded by Councilmember Karr. Voice vote. All in favor (with the exception of Councilmember Cecala who was absent).

ORDINANCES ON SECOND READING

Councilmember Coogan read by title the ordinance entitled:

ORDINANCE NO. 11-2014

BOND ORDINANCE PROVIDING FOR THE IMPROVEMENT OF THE AMERICAN ROAD IN AND BY THE BOROUGH OF MORRIS PLAINS, IN THE COUNTY OF MORRIS, NEW JERSEY, APPROPRIATING \$275,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$142,500 IN BONDS OR NOTES OF THE BOROUGH FOR FINANCING OF SUCH APPROPRIATION

which ordinance was introduced and passed on first reading at a meeting held on June 19th 2014 and amended at the meeting held on July 17th 2014..

The Clerk read the following notice:

The bond ordinance, the summary terms of which are included herein, was introduced and passed at a meeting of the governing body of the Borough of Morris Plains, in the County of Morris, New Jersey on June 19th 2014 as amended on July 17th 2014. It will be further considered for final passage, after public hearing thereon, at a meeting of the governing body to be held at the Municipal Building in said Borough on August 5th 2014 at 8:30 o'clock P.M. During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be made available at no cost and during regular business hours at the Clerk's office in said Municipal Building for the members of the general public who shall request same.

Councilmember Coogan read the following notice and ordinance by title and stated that the Notice and Ordinance had been published as required by law that the ordinance had been posted on the bulletin board in the Municipal Building and that copies had been made available to members of the general public.

Mayor Druetzler announced that the meeting is open for a public hearing on the ordinance and stated that any taxpayer of the Borough of Morris Plains and all parties and persons in interest and citizens may be heard. Seeing no one, Mayor Druetzler closed the Public Hearing.

Thereupon Councilmember Coogan offered the following Resolution and moved its adoption:

RESOLVED, that the above ordinance as read by title on Second Reading, at this meeting, be adopted and finally passed.

Councilmembers Karr seconded the motion.

Yeas: Councilmembers Coogan, Fu, Karr, Mangravite, McCluskey
Nays: None
Absent: Councilmember Cecala
Abstain: None

Mayor Druetzler declared the ordinance adopted and finally passed, approved the same and ordered the Clerk to publish the proper notice thereof in the newspaper and to record the ordinance in the proper place.

RESOLUTIONS

None.

UNFINISHED BUSINESS

Mr. Hall reported on the progress of work being performed on Mountain Way, a meeting scheduled with Landscape Dynamic, work being performed by Haskell.

NEW BUSINESS

None

VOUCHERS

None.

EXECUTIVE SESSION

Moved by Councilmember Coogan:

BE IT RESOLVED THAT Resolution No. 2014-116 entitled "Executive Session" be adopted.

Seconded by Councilmember Fu. So ordered.

Councilmember Coogan moved that the Executive Session be adjourned.

Seconded by Councilmember Karr.

ADJOURNMENT

Councilmember Coogan moved that the Special Meeting be adjourned at 9:23 P.M.

Seconded by Councilmember Karr.

Frank J. Druetzler, Mayor

June Uhrin, Borough Clerk