



**Mount Olive Township Council  
Workshop Meeting  
September 16, 2025**

**ITINERARY**

**PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**ROLL CALL**

**RESOLUTIONS: (8)**

- 359-2025      Accepting the bid for the sale of certain municipal land and property from the township auction of September 9, 2025 (Block 2210, Lot 7, 18 Chickadee Road)**  
The Township held an auction on September 9, 2025, for the property known as 18 Chickadee Road, Block 2210, Lot 7, which is no longer needed by the Township. One bid was received by an adjacent property owner in the amount of \$10,000 and it is recommended to accept the bid. The lots will be merged and cannot be subdivided.
- 360-2025      Closing a section of Woodland Avenue October 4th, between 2:00PM and 9:00PM for the purpose of holding a block party**  
The Police Department has reviewed a request to close a section of Woodland Avenue, on October 4th from 2:00 pm - 9:00 pm, for the purpose of holding a block party. The request is justified and it is recommended for approval.
- 361-2025      Authorizing the sale of surplus property through public auction**  
The Township is the owner of various surplus property which is no longer needed for public use and wishes to hold an auction through Municibid.
- 362-2025      Authorizing a concession of a vending machine at the Municipal Building (ACE Healthy Vending)**  
The Township has a need to place a vending machine in the municipal building. ACE Healthy Vending has submitted a quote and it is recommended to authorize a concession license for a two-year period from October 1, 2025 - September 31, 2027.

- 363-2025      Authorizing a concession of an automated teller machine (ATM) located at the Municipal Building to PM Enterprises LLC**  
The Township has a need to have an ATM in the municipal building. PM Enterprises has submitted a quote and it is recommended to award a concession license for a two-year period.
- 364-2025      Authorizing the award of contract for Bid #03-2025 Collision Repair Services (Family Ford) \*REVISED - reallocating funds**  
The Township previously authorized a contract to Family Ford for Collision Repair Services which needs to be revised to reallocate funds to the proper account number.
- 365-2025      Authorizing the award of a contract for Bid #04-2025 Expansion of the Mount Olive Senior Center for a Health Department (Pal-Pro Builders)**  
The Township publicly advertised for bids for the Expansion of the Mount Olive Senior Center for the Health Department. Nine (9) bids were submitted and it is recommended to award a contract to Pal-Pro Builders, LLC in the amount of \$3,360,000 which is the base bid plus alternate to add new roof to the existing Senior Center.
- 366-2025      Approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Lee's Emergency Equipment)**  
The Township has a need to repair body damage to Budd Lake Engine 59. Lee's Emergency Equipment has submitted a quote not to exceed \$18,046.47. The Township is responsible for our deductible of \$1,250 and our insurance will reimburse the Township the difference.

**ORDINANCE FOR FIRST READING: None**

**ORDINANCES FOR SECOND READING: (2)**

- Ord. 22-2025      Ordinance amending Ordinance #21-2025 which established salaries for the Mayor, Council, Department Heads and other Exempt employees**  
The Township wishes to establish a stipend program for volunteer fire and ems personnel to be funded through revenues generated from insurance claims submitted through our Emergency Response billing program.
- Ord. 23-2025      Bond Ordinance providing a supplemental appropriation of \$500,000 for the construction of a Health and Wellness Center in and by the Township of Mount Olive, in the County of Morris, New Jersey, and authorizing the issuance of \$500,000 bonds or notes of the Township to finance the cost thereof**  
Additional funding in the amount of \$500,000 is needed to enable the Township to award a contract and move forward with the Health Center Expansion project.

**OLD BUSINESS**

**NEW BUSINESS**

**PUBLIC PORTION**

**ADJOURN TO PUBLIC MEETING**

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**TOWNSHIP COUNCIL PUBLIC MEETING AGENDA - September 16, 2025**

**PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE @ Work Session**

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

**ROLL CALL**

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS - C. Aaron**

1. September 2, 2025 WS & PM Minutes (all present)

**ROLL CALL**

**BUDGET REPORT**

1. August 2025 Budget Report

**CORRESPONDENCE - has been presented to Council**

1. Correspondence packet attached

**ORDINANCES FOR PUBLIC HEARING: (2)**

**Ord. 22-2025** An Ordinance of the Township of Mount Olive amending Ordinance #21-2025 which established salaries for the Mayor, Council, Department Heads and other Exempt employees - **J. Ferrante**

**Ord. 23-2025** Bond Ordinance providing a supplemental appropriation of \$500,000 for the construction of a Health and Wellness Center in and by the Township of Mount Olive, in the County of Morris, New Jersey, and authorizing the issuance of \$500,000 bonds or notes of the Township to finance the cost thereof - **M. Lalama**

**ORDINANCE FOR FIRST READING: None**

**CONSENT RESOLUTIONS AGENDA: (8) (359-2025 through 366-2025) - J. Mania**

**359-2025** Resolution of the Township Council of the Township of Mount Olive accepting the bid for the sale of certain municipal land and property from the township auction of September 9, 2025 (Block 2210, Lot 7, 18 Chickadee Road)

- 360-2025** Resolution of the Township Council of the Township of Mount Olive closing a section of Woodland Avenue October 4th, between 2:00PM and 9:00PM for the purpose of holding a block party
- 361-2025** Resolution of the Township Council of the Township of Mount Olive authorizing the sale of surplus property through public auction
- 362-2025** Resolution of the Township Council of the Township of Mount Olive authorizing a concession of a vending machine at the Municipal Building (ACE Healthy Vending)
- 363-2025** Resolution of the Township Council of the Township of Mount Olive awarding a contract for a concession of an automated teller machine (ATM) located at the Municipal Building to PM Enterprises LLC
- 364-2025** Resolution of the Township Council of the Township of Mount Olive authorizing the award of contract for Bid #03-2025 Collision Repair Services (Family Ford) \*REVISED - reallocating funds
- 365-2025** Resolution of the Township Council of the Township of Mount Olive authorizing the award of a contract for Bid #04-2025 Expansion of the Mount Olive Senior Center for a Health Department (Pal-Pro Builders)
- 366-2025** Resolution of the Township Council of the Township of Mount Olive approving a non-fair and open vendor service contract pursuant to New Jersey Local Unit Pay-to-Play Law (Lee's Emergency Equipment)

#### **PUBLIC PORTION ON CONSENT RESOLUTIONS**

#### **COUNCIL COMMENTS ON CONSENT RESOLUTIONS**

#### **ROLL CALL**

#### **RESOLUTIONS NON-CONSENT**

#### **PUBLIC PORTION ON INDIVIDUAL RESOLUTIONS**

#### **COUNCIL COMMENTS ON INDIVIDUAL RESOLUTIONS**

#### **ROLL CALL (NON-CONSENT)**

#### **MOTIONS**

1. Bill List - **C. Labow**
2. Council Appointment - **G. Stewart**  
Jennifer Blouse - Temporary Zoning Officer

#### **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. Open Space Committee - **C. Labow**
5. Senior Citizen Liaison - **C. Labow**
6. Board of Health - **M. Lalama**
7. Environmental Committee - **M. Lalama**
8. Lake Issues - **M. Lalama**
9. Legislative Committee - **J. Mania**
10. Planning Board - **J. Mania**
11. Economic Development Committee - **G. Stewart**

## **PUBLIC PORTION**

## **COUNCIL COMMENTS**

## **ADJOURNMENT**