BOROUGH COUNCIL
Borough of Florham Park
Thursday, July 2nd, 2026

Special Meeting Minutes

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Taylor called the Special Meeting of the Borough Council to order at 2:00 p.m. The meeting was hybrid format, with some members in-person and others participating via Zoom.

https://us05web.zoom.us/j/89208073838?pwd=FNhPaD82B01XNpD3cW4nlhrdVldxKw.1
Meeting ID: 892 0807 3838
Passcode: 0RD2Ai

COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT

The Borough Clerk stated that all requirements of the Open Public Meetings Act have been met.

ROLL CALL

Mayor Taylor asked Borough Clerk Danielle Lewis to call the roll of the governing body:

Governing Body	Present	Absent
Carpenter	✓ In-person	
Malone	✓ Via Zoom	
Santoro	✓ Via Zoom	
Marchal	✓ In-person	
Cicarelli	✓ In-person	
Johnstone		✓
Mayor Taylor	✓ In-person	

Additional Borough Officials present were Borough Administrator Shelby Snow in-person and Borough Clerk Danielle Lewis and Borough Attorney Joseph Bell via Zoom.

BOND ORDINANCE FOR INTRODUCTION

Anthony Tomasello of Mott MacDonald provided a presentation/overview of the proposed project related to **Bond Ordinance #26-16**. The presentation can be found attached to these Minutes.

Councilman Malone read Bond **Ordinance #26-16** by title as follows:

#26-16 An Ordinance of the Mayor and Borough Council of the Borough of Florham Park in the County of Morris, State of New Jersey, Providing for the Repair and Renovation of a Standpipe Water Storage Tank to Comply with Current Codes and Regulations for the Borough of Florham Park and Appropriating $1,176,500 Therefor, and Providing for the Issuance of $1,117,675 in General Improvement Bonds or Notes of the Borough of Florham Park to Finance the Same

Councilman Malone moved for the approval of **Bond Ordinance #26-16** as read by title on first reading. The motion was seconded by **Councilman Marchal.**

Roll Call Vote:

Council Member	*Yes*	*No*	Abstain	Absent
Carpenter	X			
Malone	X			
Santoro	X			
Marchal	X			
Cicarelli	X			
Johnstone				X
Total	5			1

RESOLUTIONS FOR APPROVAL

Mayor Taylor asked Council President Carpenter to read the following Resolution #26-159 into the record:

#26-159 *Resolution of the Mayor and Borough Council of the Borough of Florham Park, in the County of Morris, New Jersey, Authorizing Adoption of the 2026 Municipal Budget*

Council President Carpenter made a motion to approve Resolution #26-159. The motion was seconded by **Councilman Marchal**.

Roll Call Vote:

Council Member	*Yes*	*No*	Abstain	Absent
Carpenter	X			
Malone	X			
Santoro	X			
Marchal	X			
Cicarelli	X			
Johnstone				X
Total	5			1

Mayor Taylor asked Council President Carpenter to read the following Resolution #26-160 into the record:

#26-160 *Resolution of the Mayor and Borough Council of the Borough of Florham Park, in the County of Morris, New Jersey, Authorizing Self Examination of the 2026 Municipal Budget*

Council President Carpenter made a motion to approve Resolution #26-160. The motion was seconded by **Councilman Malone.**

Roll Call Vote:

Council Member	*Yes*	*No*	Abstain	Absent
Carpenter	X			
Malone	X			
Santoro	X			
Marchal	X			
Cicarelli	X			
Johnstone				X
Total	5			1

ADJOURNMENT

It was regularly moved, seconded, and unanimously approved that the meeting be adjourned at 2:21 p.m.

Danielle M. Lewis

Danielle M. Lewis, RMC, CMC
Borough Clerk
July 2, 2026

BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, STATE OF NEW JERSEY
ORDINANCE #26-16

AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, PROVIDING FOR THE REPAIR AND RENOVATION OF A STANDPIPE WATER STORAGE TANK TO COMPLY WITH CURRENT CODES AND REGULATIONS FOR THE BOROUGH OF FLORHAM PARK AND APPROPRIATING $1,176,500 THEREFOR, AND PROVIDING FOR THE ISSUANCE OF $1,117,675 IN GENERAL IMPROVEMENT BONDS OR NOTES OF THE BOROUGH OF FLORHAM PARK TO FINANCE THE SAME

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FLORHAM PARK, IN THE COUNTY OF MORRIS, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Florham Park, in the County of Morris, New Jersey (the "Borough"), as a general improvement. For the improvements or purposes described in Section 3 hereof, there is hereby appropriated the sum of $1,176,500 including the sum of $58,825 from portion of the capital improvement fund all for the purposes required by local bond law. The down payment has been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvements or purposes not covered by application of the down payment or otherwise provided for hereunder, negotiable bonds are hereby authorized to be issued in the principal amount of $1,117,675 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The improvements hereby authorized and the purpose for which the bonds or notes are to be issued is the repair and renovation of a standpipe water storage tank located adjacent to Tower Lane to comply with current codes and regulations; and other incidental work, all in the Borough, and including all structures, work, equipment and materials necessary therefore or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the several improvements or purposes is as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The capital budget (or temporary capital budget as applicable) of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency and amendment, the resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget (or amended temporary capital budget as applicable) and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available there for public inspection.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance is not current expense. It is an improvement or purpose the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law, according to the reasonable life thereof within the limitations of the Local Bond Law, is 30 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by $1,117,675 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding $100,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the several improvements or purposes.

(e) The Borough reasonably expects to commence the acquisition and/or construction of the improvement or purpose described in Section 3 hereof, and to advance all or a portion of the costs in respect thereof, prior to the issuance of bonds or notes hereunder. To the extent such costs are advanced, the Borough further reasonably expects to reimburse such expenditures from the proceeds of the bonds or notes authorized by this bond ordinance, in an aggregate amount not to exceed the amount of bonds or notes authorized in Section 2 hereof.

<u>Section 7.</u> Any grant moneys received for the purposes described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized hereunder shall be reduced to the extent that such funds are so used.

<u>Section 8</u>. The full faith and credit of the Borough is hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all the taxable real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

<u>Section 9</u>. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough

pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. To the extent that any previous ordinance or resolution is inconsistent herewith or contradictory hereto, said ordinance or resolution is hereby repealed or amended to the extent necessary to make it consistent herewith.

Section 11. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 12. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

INTRODUCED: July 2, 2026

ADOPTED: July 16, 2026

____

Mark Taylor, Mayor

Attest:

____

Danielle M. Lewis, RMC, Municipal Clerk

I HEREBY CERTIFY this to be a true and correct Ordinance of the Mayor and Borough Council of the Borough of Florham Park, and adopted on July 16, 2026.

____

Danielle M. Lewis, RMC, Municipal Clerk

BOROUGH OF FLORHAM PARK
RESOLUTION #26-159
BOROUGH OF FLORHAM PARK
COUNTY OF MORRIS, NEW JERSEY

BE IT HEREBY RESOLVED by the Governing Body of the Borough of Florham Park, County of Morris, that the 2026 budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of: $17,667,676.05 for municipal purposes and $1,965,571.95 Minimum Library Levy.

Council Approval: July 2, 2026

Mark Taylor, Mayor

Attest:

Danielle Lewis, Borough Clerk

CERTIFICATION***

I HEREBY CERTIFY this to be a true and correct Resolution of Governing Body of the Borough of Florham Park adopted at the Public Hearing held on July 2, 2026 in the Municipal Building located at 111 Ridgedale Avenue.

Danielle Lewis, R.M.C.

BOROUGH OF FLORHAM PARK
RESOLUTION #26-160
SELF EXAMINATION OF THE 2026 MUNICIPAL BUDGET

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Borough of Florham Park has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial Officer has determined that the local government meets the necessary conditions to participate in the program for the 2026 budget year.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Florham Park that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
    a. Payment of interest and debt redemption charges
    b. Deferred charges and statutory expenditures
    c. Cash deficit of preceding year
    d. Reserve for uncollected taxes
    e. Other reserves and non-disbursement items
    f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

    a. All estimates of revenue are reasonable, accurate and correctly stated,
    b. Items of appropriation are properly set forth
    c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

Council Approval: July 2, 2026

YES – FIVE (5) – Carpenter, Malone, Santoro, Marchal, Cicarelli
ABSENT – ONE (1)

Mark Taylor
Mark Taylor, Mayor

Attest:

Danielle M. Lewis
Danielle Lewis, Borough Clerk

CERTIFICATION***

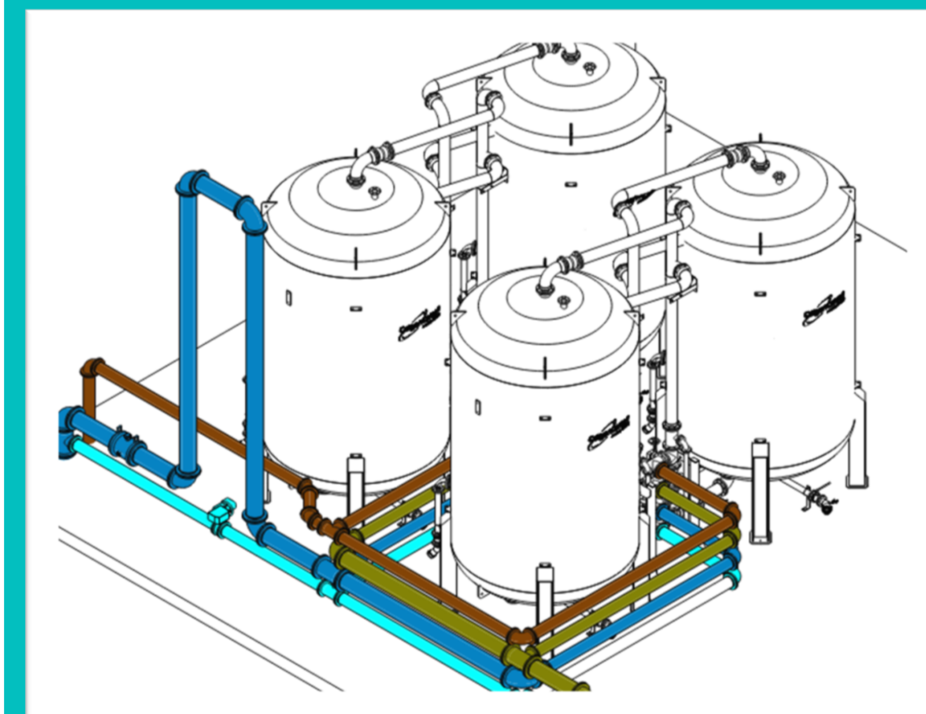
I HEREBY CERTIFY this to be a true and correct Resolution of Governing Body of the Borough of Florham Park adopted at the Public Hearing held on July 2, 2026 in the Municipal Building located at 111 Ridgedale Avenue.

Danielle M. Lewis
Danielle Lewis, R.M.C.

UPCOMING WATER UTILITY PROJECTS

Borough of Florham Park

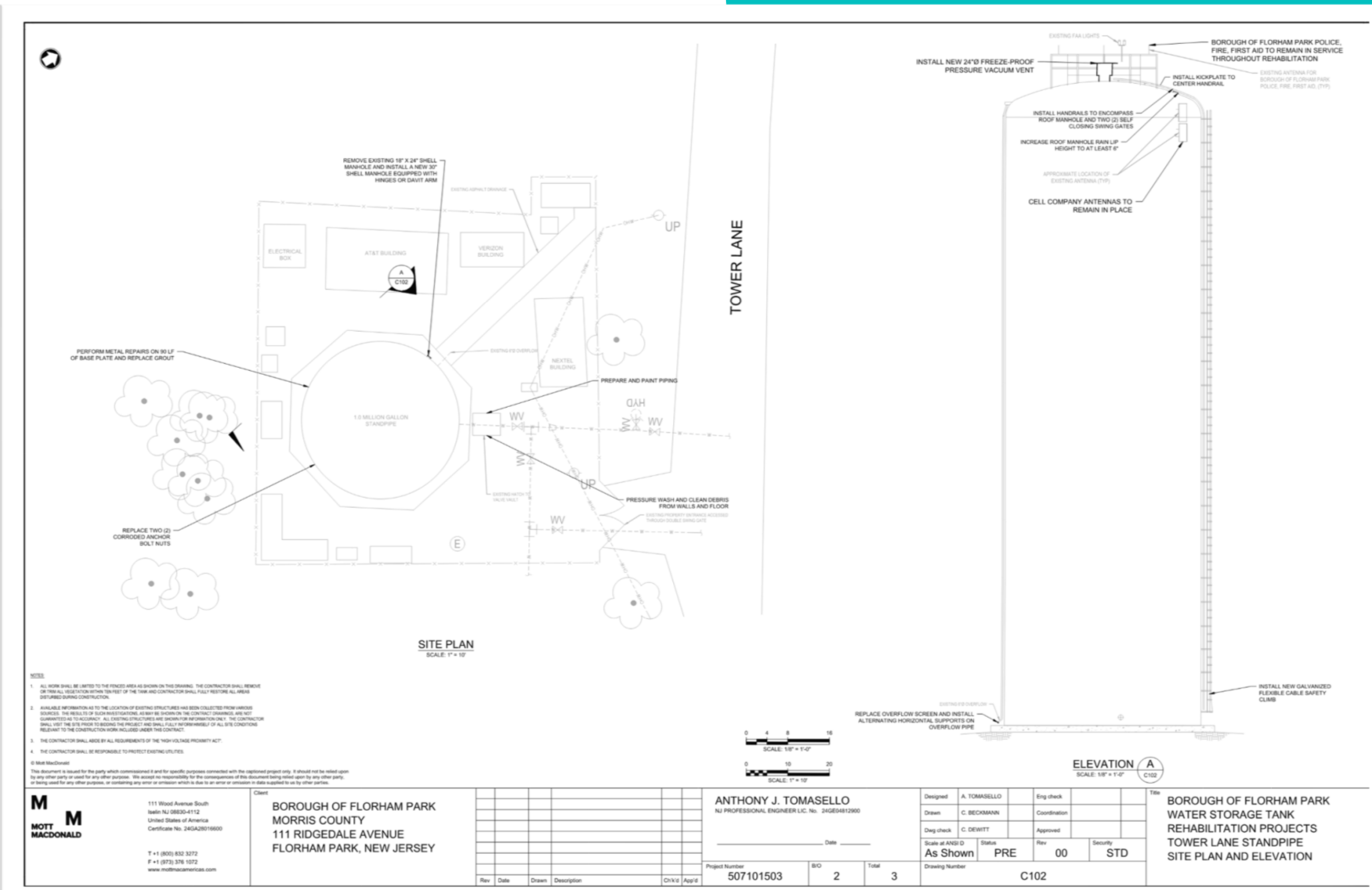
July 2, 2026
Anthony J. Tomasello, PE, DBIA, CCM



AGENDA

1. Introductions
2. Goals of the Presentation
3. Tower Lane Standpipe
4. PFAS and the Borough of Florham Park
5. Questions

Tower Lane Standpipe



Tower Lane Standpipe

Project Timeline for Rehabilitation Project

November 2018

Asset Management is prepared and Tower Lane Standpipe is identified for rehabilitation

2019

The Borough solicits proposals for tank inspection services (MBA) and rehabilitation design (MM)

Winter 2019/Spring 2020

Completion of Contract Bid Documents. Borough provides cell carrier contracts (March 2020)

May 2020

Meeting with Borough and cell carriers on-site

2020-2023

Project and progress stalled

2024

Borough engages third parties (TK Wireless and Wireless Edge) to assist with cell carrier issues

2025

Finalize Design, including cell carrier coordination and Kimley Horn design

2026

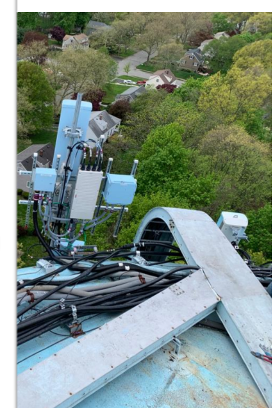
Beacon Hill Waterspheroid Rehabilitation

Criticality of Project

- Cell Carrier Coordination
  - Cannot be overstated
  - 6+ years in progress
  - Currently on-board
  - Q2 and Q3 friendly
- Past Recommended Inspection/Rehab
  - Recommended 20-25 years
  - Cannot recoat the tank
  - Interior condition?
  - Water quality
  - Levels of Manganese
- Public-Facing, Visible Project
- Time of Year Overages (1 MG per fill)
  - Summer vs. Winter

Photo # 88
Date
1/9/2020
Location
Interior
Notes
Coating on painters rail and shell.

Photo # 89
Date
1/9/2020
Location
Interior
Notes
Roof, rafter, painters rail, and shell coating.



What is PFAS?

- Per- and polyfluoroalkyl substances developed in the mid-20th century for their ability to resist heat, water, and oil
- Used in everyday products like non-stick cookware, stain-resistant fabrics, food packaging, firefighting foams, and more
- PFAS are persistent and do not break down easily, overtime they accumulate in the environment and our bodies
- Research has shown associations between PFAS exposure and several health effects including certain cancers, thyroid disease, high cholesterol, and developmental issues in infants and children.

https://www.faypwc.com/wp-content/uploads/2023/03/PFAS-Products-Wheel-1.png

EPA and NJDEP PWS Compliance Schedule

(including most recent changes)

- **March 2023**: EPA published the proposed PFAS National Primary Drinking Water Regulation (NPDWR); this includes maximum contaminant levels for PFOA and PFOS and a Hazard Index limit based on concentrations. EPA gave public water systems until 2029 to comply.
- **April 2024**: EPA announced the final NPDWR.
- **May 2025**: EPA announced they will keep the current standard for PFOA and PFOS but are intending to rescind the regulations and reconsider regulatory determinations for PFHxS, PFNA, HFPO-DA, and the Hazard Index mixture of these three plus PFBS. EPA proposed extending the compliance deadline from 2029 to 2031 and indicated plans to issue and finalize the rule in Spring 2026.
- **May 2026**: EPA announced proposed rule to uphold MCLs for PFOA and PFOS and provides option for drinking water systems to request until 2031 to comply.

PFAS National Primary Drinking Water Regulation: MCLs

Compound	Final MCL Goals	Final MCL (enforceable levels)[1]
PFOA	Zero	4.0 ppt
PFOS	Zero	4.0 ppt
PFHxS	10 ppt	10 ppt
PFNA	10 ppt	10 ppt
HFPO-DA	10 ppt	10 ppt
Mixtures containing two or more of PFHxS, PFNA, HFPO-DA, and PFBS	1 (unitless) Hazard Index	1 (unitless) Hazard Index

[1] Compliance with MCLs is determined by running annual averages at the sampling point.

PFAS and the Borough of Florham Park

Timeline

2019 / Early 2020

Borough starts to monitor for PFAS and observes concentrations close to current MCL's

2020

Borough engages MM to put together a proposal for a Planning and Treatment Study

March 2023

EPA drastically reduces the MCL's for six types of PFAS chemicals and put an enforcement date of 2029

July 2023

MM provides a revised proposal for the Borough for a system-wide PFAS Planning and Treatment Study

2024

PFAS Treatability Study completed

2025

Miscellaneous outstanding issues associated with the study are addressed

2026

Ready to provide proposal to design PFAS removal facilities upon request

Executive Summary of the Feasibility Study

New PFAS Treatment Facility Equipment		
Equipment Options	**Well No. 3, 4, & 6 PFAS Treatment Facility**	**Well No. 5 PFAS Treatment Facility**
Option 1: 10'-Dia. GAC Vessels	4 Treatment Trains / 8 Vessels	2 Treatment Trains / 4 Vessels
Option 2: 12'-Dia. GAC Vessels	2 Treatment Trains / 4 Vessels	1 Treatment Train / 2 Vessels
Option 3: AIX Vessels	3 Treatment Trains / 6 Vessels	2 Treatment Trains / 4 Vessels
Backwash Holding Tank	Yes	Yes
Chlorine Contact Main	Yes	Yes
Iron & Manganese Treatment	Yes	No

Two new facilities to provide PFAS treatment for the groundwater well sources
Well No. 3, 4, & 6 PFAS Treatment Facility
Well No. 5 PFAS Treatment Facility

Feasibility study evaluated viable treatment options and their overall capital and annual maintenance costs
Est. capital cost for both facilities: $12.8M - $15.2M

Additional study to be performed for iron and manganese treatment at one facility due to elevated levels found within Well Nos. 3, 4, & 6
Above estimate does not include iron and manganese treatment

MOTT MACDONALD

Conclusion