

**FAIR HAVEN BOROUGH COUNCIL  
NOVEMBER 22, 2021**

The meeting was called to order by Mayor Halpern at 7:06 p.m. The Flag Salute was followed by a Moment of Silent Reflection. The following Sunshine Law Statement was read:

IN ACCORDANCE WITH THE PROVISIONS OF THE OPEN PUBLIC MEETINGS ACT, PUBLIC MEETINGS MAY BE HELD IN PERSON OR BY MEANS OF COMMUNICATION EQUIPMENT TO INCLUDE STREAMING SERVICES AND OTHER ONLINE MEETING PLATFORMS (NJSA 10:4-8(b)).

THIS MEETING IS BEING HELD IN-PERSON AND THROUGH THE ZOOM MEETING PLATFORM, BEING BROADCAST FROM BOROUGH HALL, 748 RIVER ROAD, FAIR HAVEN, NJ. PUBLIC PARTICIPATION FOR THIS REGULAR COUNCIL MEETING OF NOVEMBER 22, 2021 IS AVAILABLE BY CALL IN PHONE NUMBER OR THROUGH WEB CONFERENCE (ZOOM). MEMBERS OF THE PUBLIC WILL BE ON MUTE UNTIL IT IS TIME FOR QUESTIONS/COMMENTS, WHICH WILL BE ANNOUNCED. AT THAT TIME, THE PUBLIC HAS THE OPPORTUNITY TO QUESTION/COMMENT BY PHONE OR THROUGH ZOOM BY THE "RAISE HAND" BUTTON AND WILL BE CALLED ON AT THE APPROPRIATE TIME.

NOTICE OF THIS MEETING WAS INCLUDED IN A SCHEDULE OF MEETINGS WHICH WAS ADOPTED BY RESOLUTION NO. 2021-13 AND SENT TO THE ASBURY PARK PRESS, THE TWO RIVER TIMES, THE HUB AND THE STAR LEDGER ON JANUARY 7, 2021 POSTED ON THE BOROUGH WEBSITE, THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND HAS REMAINED CONTINUOUSLY POSTED AS REQUIRED UNDER THE STATUTE.

WITH ADEQUATE NOTICE HAVING BEEN GIVEN, THE BOROUGH CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THIS MEETING.

**ROLL CALL**

On Roll Call the following were present: Councilmembers Chrisner-Keefe, Koch, McCabe, Neff and Rodriguez. Absent: Councilman McCue. Others present: Administrator Casagrande, Attorney Cannon, Engineer Gardella and Chief McGovern.

**PROCLAMATION**

Mayor Halpern asked Matt Carr, son of Bob Carr (who passed away in August), to come forward while he read a proclamation honoring and recognizing his father for founder of the Fair Haven Men's Basketball League.

The Mayor made a brief statement stating that a lot of people move into town and have children who do not fit in or have a lot of friends. He remembers moving to Fair Haven in 2011 and connecting with Brian, via e-mail, who invited him to join the men's basketball league and he met people who were his first friends and remain friends to this day. Mayor Halpern said to Matt, "sometimes you do not realize the impact someone like your father makes and you should be really proud of him, as I am sure you are".

**WORKSHOP SESSION**

As a follow up to the November 8<sup>th</sup> meeting, a spreadsheet was provided to the governing body for the microproject scope of work and estimates. Administrator Casagrande said she, Engineer Gardella, Councilmembers McCue and McCabe and Mayor Halpern met last week to discuss the projects the Borough should move forward with. Since the last meeting, priorities were discussed, and the recommendations are before the governing body. She reviewed the list and detail for each of the projects. The only thing that is needed is the governing body's approval for Engineer Gardella to prepare the specification for the work. The governing body would take action at a future meeting to authorize the project(s) to go out to bid. Engineer Gardella was in attendance to answer any questions. The microprojects will probably not start until Spring 2022. Engineer Gardella would like to include Lewis Lane which was not listed; he explained the work to be done. The microprojects include seven (7) locations plus Lewis Lane as well as some contingencies (for cost increases) for a total amount of 800,000. These type of projects make the residents happy because they are performed, in multiple locations, through the Borough.

Councilwoman Chrisner-Keefe said the fund has \$1million in it and this microproject plan would authorize up to \$800,000 for the projects plus the contingency. She asked about the DeNormandie Avenue terminus with curbs and brick frontage and if it will be to improve and replace it or to install; to install. As you head down DeNormandie (on the east side) toward the park, there is a common driveway shared by the house to the south and the home behind it; we will continue the brick sidewalk (along the frontage of the roadway where the stone dust trail comes around and ties into the benches). Engineer Gardella said the temporary stone dust path can be the proper sub-base for the sidewalk to be installed.

It is a multi-phase project (we did improvements to the green space, with a path, benches, etc); the next phase is sidewalks. We are working with Monmouth University, Rutgers University and Stevens Institute on plans and concepts for the living shoreline protection and drainage; some of our concepts have been used as examples at seminars for the last couple of years. We also have the Shoreline Protection Project with the Littoral Society. Councilwoman Chrisner-Keefe wanted to be sure that sidewalks will not need to be changed, in the future, to meet the grant approvals. Administrator Casagrande said, with regard to finance, we don't like to bring capital accounts to \$0 in case of an emergency or the need for change order(s). Administrator Casagrande explained, in an e-mail, to Council the finance/funds and ordinances. We also have \$60,000 in Sidewalk Trust Fund money (collected from developers who did not install sidewalks for their project). We have \$1,010,000 in the account for road improvements; the proposed microprojects come in around \$800,000. The governing body can always reassess when doing the bond ordinance next year.

Councilman McCue arrived at 7:23 p.m.

Councilman Rodriguez asked, if it was discussed, whether the Borough should do Harrison Avenue to Oaklawn Road or Harrison to Prospect Avenue and; it did come up. Mayor Halpern said when meeting on the microprojects, it was felt that the plan presented would have the most impact to hit immediately. The area that was chosen is the section that ties into the other roadways for safety. Sidewalks will eventually go to Prospect Avenue. Councilman Rodriguez said that he would like to tie it so that people can walk to church. Mayor Halpern asked Engineer Gardella for the cost to go from Harrison to Prospect; \$75,000 (there is curbing there and some landscaping to deal with as well). Administrator Casagrande asked if it can be bid as an alternate; we could. Councilwoman Chrisner-Keefe asked for a crosswalk at Harrison Avenue; Engineer Gardella said there is one that was done when the bike lanes were installed. She asked for a flashing light at the crosswalk. Engineer Gardella said Harding Road is a county road and we would need to coordinate with the County Engineer and Road Department.

Councilman McCue asked if Lewis Lane was discussed, and that it would cost \$200,000; yes.

The Council consensus was to leave Prospect Avenue off the plan and investigate a flashing light. Councilwoman McCabe asked about the timing of when the projects will start. Engineer Gardella will need 60-90 days to finalize drawings and specifications with the goal being March 2022 for a bid date and, weather permitting, we hope the project proceeds in the spring.

#### **PUBLIC COMMENT ON AGENDA ITEMS**

The meeting was opened to the public for comments or questions at 7:29 p.m. Christine Eberhard, Oaklawn Road, thanked Council for working with the residents and listening to everyone in the neighborhood who have wanted sidewalks for a very long time for all pedestrians (young to old). She was thankful to Council for taking this project on.

Linda Vanderslice, Oaklawn Road, agreed with Christine Eberhard and thanked Council for doing what the residents asked for. The sidewalk from Harrison Avenue to Oaklawn Road will impact 18 homes and get people to access the rest of town safely. Mrs. Vanderslice said the Borough did a nice job on Harrison Avenue; she walks around the Borough and the sidewalk with grass strip are beautiful.

Leah Beganie, Lewis Lane, said there is a need for a crosswalk on River Road at the corner of Battin Road. The public can only cross at River Road near Krauszers or at Fair Haven Road. Engineer Gardella said there is a crosswalk at Cedar Avenue, one at Fair Haven Road and one at Navesink Avenue. When the River Road Streetscape was done, the County reviewed everything and the Borough internal staff worked with the County for various crosswalks, but they would not allow for mid-block crosswalks. The crosswalk at Battin Road and Lewis Lane was installed. Mrs. Beganie said it would be nice to be able to cross River Road at Battin Road, safely especially with River Rats toward the end of Battin Road. Councilwoman Chrisner-Keefe asked about other traffic calming measures such as narrowing the roadway; we did just reduce the speed limit on River Road to 25 miles per hour. We can bring crosswalks up to the County again when they pave River Road in the spring, but they do not usually approve mid-block crosswalks. Councilwoman Chrisner-Keefe said the Fire Department also has a lot of events that take place (the annual fair, car shows, spaghetti dinners). Engineer Gardella said there is more to just painting a crosswalk, we would have to install ADA ramps at the crosswalk so that everyone is able to cross and access the sidewalks, safely. Councilman McCue asked Mrs. Beganie what her feelings or input is regarding the sidewalks on Battin Road to Lewis Lane. She said they are reasonable, but being a Shade Tree Commission member, she worries more about the trees being preserved.

Councilwoman Chrisner-Keefe said, regarding the Oaklawn sidewalks, that this has been a learning year for sidewalks and curbs. She appreciated the fact that we have come to a place where one neighborhood benefitted another neighborhood.

There being no further comments or questions, the meeting was closed to the public at 7:41 p.m.

**APPROVAL OF MINUTES**

Councilman Rodriguez made a motion to approve the Regular Meeting minutes of November 8, 2021, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez  
Negative: None  
Abstain: None  
Absent: None

Councilman Rodriguez made a motion to approve the Executive Session minutes of November 8, 2021, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez  
Negative: None  
Abstain: None  
Absent: None

Councilman Rodriguez made a motion to approve the Special Meeting minutes of November 15, 2021, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCue, Neff and Rodriguez  
Negative: None  
Abstain: Councilwoman McCabe  
Absent: None

**OLD BUSINESS**

There was no old business brought before the governing body.

**NEW BUSINESS**

**Council Committee Reports**

**Finance** - Councilwoman Neff did not have anything to report. A few finance meetings have been held and they will meet again in two weeks.

**Personnel** - Councilwoman Chrisner-Keefe did not have any updates for personnel.

**Planning & Zoning** - Councilwoman Koch advised the next Zoning Board meeting will be held on December 2<sup>nd</sup>. At the last Planning Board meeting (November 16<sup>th</sup>), the M&M Realty Site Plan application was carried to the December 21<sup>st</sup> meeting.

**Parks and Recreation and Communications** - Councilwoman Koch advised that the 2<sup>nd</sup> annual holiday house decorating contest will be starting; information has been posted on the Borough website.

Small Business Saturday will be held on Saturday, November 27<sup>th</sup> with a trolley provided by the Fair Haven Business Association.

**Police, Fire & OEM** - Councilman McCue did not have anything to report.

**Engineering and DPW** - Councilman McCue said the microprojects were discussed earlier in the meeting.

**Borough Facilities** - Councilman Rodriguez said the Facilities Committee is circling in on a few candidates as Owner Representative for the Department of Public Works and Police Department buildings. Certain members of the Facilities Committee were asked to review the candidates to conduct interviews. On November 30<sup>th</sup> will be the next meeting held jointly with the Historic Preservation Commission to review the rationale and plans for Bicentennial Hall with an open Q&A about what was submitted to the State, we received a grant award for rehabilitation and upgrades.

**CONSENT AGENDA**  
**RESOLUTIONS**

1. Resolution No. 2021-245, Executive Session - Personnel and Contract Negotiations

**WHEREAS**, the Open Public Meetings, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist; and

**WHEREAS**, the Governing Body may wish to discuss the following matters:

**Personnel**

## 1. Police Department Social Security

**Contract Negotiations**

1. Facility Project Consulting Services
2. Monmouth County Regional Health Commission #1

**WHEREAS**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**NOW, THEREFORE, BE IT RESOLVED** that the public be excluded from this meeting.

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez

Negative: None

Abstain: None

Absent: None

## 2. Resolution No. 2021-246, Approve 2021 Budget Transfers

**WHEREAS**, pursuant to N.J.S.A. 40A:4-58, appropriation transfers are allowable during the last two months of a fiscal year; and

**WHEREAS**, it is deemed necessary that said transfers be done through various accounts.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Fair Haven, County of Monmouth and State of New Jersey that the following transfers are made in the 2021 budget appropriations:

| <b><u>FROM</u></b> | <b><u>ACCOUNT NAME</u></b>      | <b><u>AMOUNT</u></b> |
|--------------------|---------------------------------|----------------------|
| 1-01-20-130-101    | Finance - Salary and Wages      | \$ 1.00              |
| 1-01-20-130-101    | Finance -Salary and Wages       | \$ 1,830.00          |
| 1-01-20-130-101    | Finance - Salary and Wages      | \$ 210.00            |
| 1-01-26-310-204    | Bldgs & Grounds - Repairs       | \$ 5,000.00          |
| 1-01-26-310-272    | Bldgs & Grounds – Tree Removal  | \$ 7,000.00          |
| 1-01-26-310-272    | Bldgs & Grounds – Tree Removal  | \$ 3,000.00          |
| <b>Total</b>       |                                 | <b>\$ 17,041.00</b>  |
| <b><u>TO</u></b>   | <b><u>ACCOUNT NAME</u></b>      | <b><u>AMOUNT</u></b> |
| 1-01-20-150-101    | Tax Assessment                  | \$ 1.00              |
| 1-01-20-165-101    | Engineering Salaries            | \$ 1,830.00          |
| 1-01-25-240-101    | Police Salaries                 | \$ 210.00            |
| 1-01-26-315-235    | Veh. Maint. - New Equip/Repairs | \$ 5,000.00          |
| 1-01-26-315-263    | Veh. Maint. – Supplies          | \$ 7,000.00          |
| 1-01-26-315-264    | Veh. Maint. – Tires             | \$ 3,000.00          |
| <b>Total</b>       |                                 | <b>\$ 17,041.00</b>  |

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez

Negative: None

Abstain: None

Absent: None

3. Resolution No. 2021-247, Purchase Authorization for Small Ticket Capital. Councilwoman Koch requested that this be voted on separately.
4. Resolution No. 2021-248, Accept Performance Guarantees for 101 Princeton Road

**WHEREAS**, Washington Phillips, LLC obtained minor subdivision approval from the Fair Haven Planning Board pursuant to a Resolution adopted by the Planning Board on May 18, 2021; and

**WHEREAS**, the Planning Board Engineer prepared a bond estimate for this minor subdivision by way of letter dated November 9, 2021 which is annexed hereto; and

**WHEREAS**, on November 15, 2021, Burlington Builders submitted a Site Improvement Bond (NFB3437522) in the amount of \$37,681.20 as a performance guarantee, Check No. 424 in the amount of \$4,186.80 as their 10% cash deposit and Check No. 425 in the amount of \$1,744.50 for the Engineering Inspection fee for said project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Fair Haven, that the aforementioned performance guarantees are accepted by the Borough in order to secure performance by the property owner of a minor subdivision to effectuate the terms and conditions of the subdivision approval.

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez

Negative: None

Abstain: None

Absent: None

5. Resolution No. 2021-249, Approve Fair Haven’s Civil Rights Policy

**WHEREAS**, it is the policy of (local unit name) to treat the public, employees, prospective employees, appointees, volunteers and contractors in a manner consistent with all applicable civil rights laws and regulations including, but not limited to the Federal Civil Rights Act of 1964 as subsequently amended, the New Jersey Law against Discrimination, the Americans with Disabilities Act and the Conscientious Employee Protection Act; and

**WHEREAS**, the governing body of the Borough of Fair Haven has determined that certain procedures need to be established to accomplish this policy.

**NOW, THEREFORE BE IT ADOPTED** by the Mayor and Council of the Borough of Fair Haven that:

**Section 1:** No official, employee, appointee or volunteer of the Borough of Fair Haven by whatever title known, or any entity that is in any way a part of the Borough of Fair Haven shall engage, either directly or indirectly in any act including the failure to act that constitutes discrimination, harassment or a violation of any person’s constitutional rights while such official, employee, appointee volunteer, or entity is engaged in or acting on behalf of the Borough’s business or using the facilities or property of the Borough.

**Section 2:** The prohibitions and requirements of this resolution shall extend to any person or entity, including but not limited to any volunteer organization or inter-local organization, whether structured as a governmental entity or a private entity, that receives authorization or support in any way from the Borough of Fair Haven to provide services that otherwise could be performed by the Borough of Fair Haven.

**Section 3:** Discrimination, harassment and civil rights shall be defined for purposes of this resolution using the latest definitions contained in the applicable Federal and State laws concerning discrimination, harassment and civil rights.

**Section 4:** The Borough Administrator shall establish written procedures for any person to report alleged discrimination, harassment and violations of civil rights prohibited by this resolution. Such procedures shall include alternate ways to report a complaint so that the person making the complaint need not communicate with the alleged violator in the event the alleged violator would be the normal contact for such complaints.

**Section 5:** No person shall retaliate against any person who reports any alleged discrimination, harassment or violation of civil rights, provided however, that any person who reports alleged violations in bad faith shall be subject to appropriate discipline.

**Section 6:** The Borough Administrator shall establish written procedures that require all officials, employees, appointees and volunteers of the Borough of Fair Haven as well as all other entities subject to this resolution to periodically complete training concerning their duties, responsibilities and rights pursuant to this resolution.

**Section 7:** The Borough Administrator shall establish a system to monitor compliance and shall report at least annually to the governing body the results of the monitoring.

**Section 8:** At least annually, the Borough Administrator shall cause a summary of this resolution and the procedures established pursuant to this resolution to be communicated within the

Borough of Fair Haven. This communication shall include a statement from the governing body expressing its unequivocal commitment to enforce this resolution. This summary shall also be posted on the Borough of Fair Haven's web site.

**Section 9:** This resolution shall take effect immediately.

**Section 10:** A copy of this resolution shall be published in the official newspaper of the Borough of Fair Haven in order for the public to be made aware of this policy and the Borough of Fair Haven's commitment to the implementation and enforcement of this policy.

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez

Negative: None

Abstain: None

Absent: None

6. Resolution No. 2021-250, Payment of Vouchers

**BE IT RESOLVED** by the Governing Body of the Borough of Fair Haven that the vouchers listed for payment on the November 22, 2021 Bill List are hereby approved and the Finance Department is hereby authorized to release payment to the various vendors.

|                      |    |                     |
|----------------------|----|---------------------|
| 2020 CURRENT ACCOUNT | \$ | 2,344.98            |
| 2021 CURRENT ACCOUNT | \$ | 1,585,007.87        |
| GENERAL CAPITAL      | \$ | 15.61               |
| OTHER TRUST          | \$ | 9,808.31            |
| DOG TRUST            | \$ | 550.00              |
|                      | \$ | <u>1,597,726.77</u> |
| LESS VOIDED CHECKS   | \$ | <u>- 1,000.00</u>   |
| <b>TOTAL</b>         | \$ | <b>1,596,726.77</b> |

CURRENT CHECK NO. 61902, \$ 750.00

CURRENT CHECK NO. 61958, \$ 250.00

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Chrisner-Keefe, Koch, McCabe, McCue, Neff and Rodriguez

Negative: None

Abstain: None

Absent: None

With regard to Resolution No. 2021-247, Councilwoman Koch said one item for small ticket capital listed under DPW is a Director Vehicle. She understood, in the past, the Director received a new car and the old car would go to the Assistant Director or someone who needs a car. The Director's current vehicle is four-years old, and the Director of Parks and Recreation is driving a 2009 Hybrid SUV with 140,000 miles on it, however he only uses it locally and never leaves town. Right now she cannot authorize spending \$38,500 on a new vehicle for the DPW Director and passing the 2017 vehicle to the Director of Parks and Recreation.

Councilwoman Chrisner-Keefe asked for a better understanding of Fair Haven's fleet besides the police fleet some equipment for DPW. Engineer Gardella said most municipalities have a "floater vehicle" for use to attend classes or someone who needs a vehicle for Borough business. His Borough vehicle is four-years old, and the Recreation Director is driving a 2009 Ford Hybrid vehicle (once used by him and then passed to the Assistant Director of Engineer and Public Works which was then passed to Recreation). There are a lot of miles on the vehicle, and the repairs needed are not worth putting money into per the Borough Mechanic. The Recreation Director, because of the condition of the Borough vehicle, is using his own vehicle and not putting in mileage for it. Recreation needs a vehicle to transport supplies and equipment. Engineer Gardella said that he spoke with the Borough Administrator, his liaisons and the Recreation Director about passing along the vehicle as it is the protocol that has always been followed. Engineer Gardella said he does not need a new vehicle, but it was an opportunity to provide a vehicle, in good condition, that is more than adequate for Recreation's needs. When asked, Engineer Gardella said he has a 2017 Ford Explorer, Assistant Engineer Poruchynsky has a 2020 Ford Ranger pick-up truck and the other vehicles are heavy equipment and work trucks. Engineer Gardella said equipment and vehicles are so far behind in delivery that he is still waiting on a pick-up truck he ordered quite some time ago.

Councilwoman Chrisner-Keefe asked Administrator Casagrande if employees use their own vehicles to attend courses or do Borough business. Administrator Casagrande said yes, however,

using personal vehicles can be problematic for coverage through JIF if there is an accident with a personal vehicle and. The Borough does not have a huge fleet and Recreation needs a decent size vehicle to transport equipment (tables, chairs, podium, camp supplies, etc.).

Mayor Halpern asked Chief McGovern if he has a vehicle going out with the new vehicle coming in; yes, a 2006 Durango and the next vehicle will replace a 2012 Dodge Charger (both have high mileage). Councilwoman Chrisner-Keefe asked if the Borough has explored newer used vehicles. They are hard to come by and we can get a car at a lower cost under State Contract because we are not purchasing through a dealership. Attorney Cannon said the Borough is better off to buy new and use it until it breaks. Councilwoman Neff said the vehicle that was requested is not that expensive and we have a car that is not in use at the moment. Councilwoman McCabe said many organizations are requiring people to use their personal car and putting in for mileage. She understood that there is a need but asked where we can leverage something because this is a heavy cost. Councilman McCue asked if the Borough has heard back from the JIF regarding the Fire Department keeping the Chief's current vehicle as a 3<sup>rd</sup> vehicle and possibly giving it to the 1<sup>st</sup> Assistant Chief. The Borough Clerk said that she followed up with our Risk Manager who responded today that the League of Municipalities Conference delayed processing the information for our request and they will follow up. Administrator Casagrande advised Council that an e-mail was received from Kevin Countryman asking about keeping the 2016 Chief's vehicle for the 1<sup>st</sup> Assistant Chief so the top three Chiefs would each have a car. This has never been done before and may require a change in policy and protocol, if approved. It was explained that the Fire Department purchases their vehicle, signs it over to the Borough and we insure, provide fuel, and maintain it. There was discussion on how it will affect our JIF assessment. Council asked about the process to obtain/purchase/use the Fire Chief's 2016 Tahoe for recreation and if there would be any costs involved. Administrator Casagrande said that there is a request from the Fire Department to keep the vehicle for their fleet and we are awaiting information from JIF regarding how it will affect our assessment. Councilman McCue said that every few years, the Fire Department purchases a new Chief's vehicle.

Discussion continued regarding the DPW capital line and authorizing the amount by \$60,000 and labeling it the same as we did for the Fire Department line item (Miscellaneous Capital Purchases). The Borough Clerk questioned the Certificate of Funds as it is specific to the items listed in the resolution (by department and line item). After further discussion about amendments/changes to the resolution or other options, the consensus was to table the resolution to the December 20<sup>th</sup> Council Agenda.

Motion to table this resolution to the December 20<sup>th</sup> meeting moved by Councilman Rodriguez, second by Councilwoman Koch with Ayes by all present.

### **Reports of Departments**

#### **October 2021**

- Police Department
- Tax Collector
- Municipal Court
- Budget Status

Motion to accept the reports, as submitted, moved by Councilman Rodriguez, second by Councilwoman Koch with Ayes all present.

### **GOOD OF THE BOROUGH**

Mayor Halpern opened the meeting to the public for comments or questions at 8:22 p.m. Tracy Cole, Grange Avenue, has been familiarizing herself with Borough business before joining the Council in January. She went to DPW to understand the fleet and how the operation goes. There are a number of vehicles between the DPW and the Police Department; the Borough Mechanic repairs our cars, does oil changes and other work, however, we don't have a lift. Administrator Casagrande said the lift was ordered a few weeks ago (Bond Counsel reviewed the new facilities Bond Ordinance to see if the lift could be charged against it if we receive it now and not when the new DPW building is built). It was approved and verified with the Architect that the lift could be relocated to the new facility. The car conversation that took place regarding hierarchy for the departments, does not sit right with her; if the Recreation Director needs a car, we should purchase one for him. She liked the idea of having a pool of vehicles.

Ruth Blaser, River Road, drives around town and seldom sees the police vehicles out on the road, but has observed at least four vehicles parked in the police lot. She asked why the Police Department needs a pick-up truck when they could use one of the DPW trucks. She felt Council should start undoing the prior policies. The Fire Department is great, however, they get a LOSAP program which is plentiful. Last year, she had mentioned the Christmas decorations needed to be refreshed and/or replaced; they are up again, and everything is faded on the wreaths. Mayor Halpern thanked Mrs. Blaser for her comments and advised Council tabled the small ticket capital resolution because of the vehicle discussion. He will look at and discuss the holiday decorations, internally.

Chris Hempstead, Willow Street, asked about notices for all meetings in the Borough. He

asked if there is any state mandate to advance notice meetings to Facebook, Twitter, Constant Contact and other social media; Administrator Casagrande advised that the Borough notices on all medias. Attorney Cannon said notification depends on the meeting (Land Use vs. Borough) which have statutory deadlines. He expressed concerns over the affordable housing overlay zone and that the Borough adopted the Affordable Housing documents for the process. M&M Realty is going before the Planning Board with an application for commercial and market value residential units. Mr. Hempstead asked for the pros and cons to have the Affordable Housing overlay zone and putting up a three-story building. He asked what the Borough is receiving for it (i.e. tax revenue or solving the Affordable Housing requirement)? He does not want a precedent set that all buildings will be three stories. How will schools handle the additional kids? Councilman Rodriguez addressed Mr. Hempstead who was citing the Sunoco site which was part of a negotiated plan between the State and the landowner that the Court Master approved; it is the beginning and end of that particular type of development. The State does not consider whether the schools can handle any type of housing or otherwise; they are just concerned with the overlay zones. Councilman Rodriguez said that it is important to have the right mix to maintain a downtown and we created the plan for this. He offered to meet with Mr. Hempstead to further discuss. This is a living plan and a State mandated approach; we will have to re-up our plan in 5 years for another 10 years. Mr. Hempstead said that there were a lot of closed session meetings which probably had the Sunoco property discussions. He asked if there were arrangements with the State to satisfy our Mount Laurel obligation? Yes, Councilwoman Chrisner-Keefe said Council passes a resolution stating what will be discussed in executive session to give everyone an idea. She offered to speak with Mr. Hempstead as well. The Borough cannot spot zone with Fair Share Housing; the intent is to spread it throughout town. Councilman Rodriguez said the property owner will make a payment to the Borough which will be contributed toward the development of a property which happens to be for a two-family home on Hendrickson Place.

Peter Neczesny, Park Lane, sent an e-mail regarding a lot that was clear cut on Laurel Avenue, and he has not heard back. He asked what is happening and if it was permitted with a replacement plan. Administrator Casagrande advised she received a final follow up on it this afternoon and there is a full report that will be shared with everyone. A permit was issued for the property; she will e-mail the correspondence to Mr. Neczesny.

Bonnie Torcivia, Battin Road, followed up on the clear-cutting topic stating she called on the same property and spoke with Bill Brooks regarding the cutting down of trees that should not be cut down. What the master plan is for trees? She said that 37 Third Street (near Sportsman Field) currently is a single-family home that was approved to be subdivided and clear cut for the construction of two homes. The approval is not right, and she asked what the benefit is for cramming homes, wherever, and losing trees? Council was asked to revisit the natural resources and the Master Plan. Mayor Halpern advised that Land Use, the Shade Tree Commission and Council have trees and construction on its radar, as they are a concern of everyone; we are looking for remedies.

Tracy Cole, Grange Avenue, echoed the tree concerns and canopy loss stated by Mr. Neczesny and Ms. Torcivia. Regarding a crosswalk on River Road at Battin Road, she reviewed the Active Transportation Plan to see what it shows. The Plan shows a pedestrian crash and bike crash accident in the area, so the Borough has data to support the need for improvements.

Ruth Blaser, River Road, advised that within the last two weeks, two properties at the corner of Hance Road and Parker Avenue have had giant trees removed, she is not sure why and asked if anyone knew. The Borough will look into it and get back to her or she could reach out to the Administrative Assistant to see if a permit was issued.

Councilwoman Chrisner-Keefe thanked everyone who volunteered for the Natural Area clean up last weekend and contributing to this successful event, including the Committee. There will be another clean-up held in the spring.

Councilwoman McCabe said that she has had the fortunate experience to serve on Council and take some deep dives into the meetings. She asked that moving forward with new business or department reports that there be more information shared regarding projects or tasks, so we are more transparent to the public; there is so much work being done, in Committee. Councilwoman Neff agreed and at the last Council meeting had asked for minutes of all Council Committees to be shared. There are some confidential matters that cannot be shared. She suggested bullet points of the meetings held such as who, what, where and when (they do not need to be extensive). Councilwoman McCabe said that this can be done as part of the strategic plan for future Councils, goals and what we want the Borough to look like (vision, strategy and tactics). She asked what is happening with unused retail space, at this time.

Councilman Rodriguez reported that the Dermer Dreams Food Drive took place this past weekend and thanked everyone that participated in the donations. An astonishing amount was collected, and a future report will be coming; he congratulated the Dermer Family on another successful event. Thanksgiving is this week, and the 8<sup>th</sup> Annual Turkey Trot (informal and no cost)



will be taking place; there was a good turn-out in 2019, less in 2020 (due to COVID) and hopefully a great turn out this year. There will be a Toys for Tots Drive by the US Marines spearheaded by Councilman McCue; our businesses will participate as well as Borough Hall and Columbus Club.

Ruth Blaser asked everyone to gain perspective. Fair Haven is a small town and there is a lot of administration, employees, vehicles and buildings; nothing has changed in the past 100 years. We have become high maintenance and we need to reduce these items.

Chris Hempstead said the more we can control and understand to steer what we want the Borough to look like will be better in the long run. If we allow for three and four-story buildings, we are going to look like downtown Red Bank; he does not want that. He urged Mayor and Council to pay very close attention with the Affordable Housing mandate and the overlay zone. Mr. Hempstead said he was very vocal on the initial overlay zone location and concerned where it was being put (densely populated, heavily traveled area in town) and it is now coming to fruition. Many people are going to question this once it is built. He asked that the Borough engage people to find out their vision for Fair Haven.

Before closing, Mayor Halpern said Thanksgiving is his favorite holiday. He publicly acknowledged how thankful he was to the community for welcoming him, with open arms, to the Council, and extended his thanks to the Borough staff and their patience with him. He thanked Council, as well, and cannot wait to continue serving with them. He wished a Happy Thanksgiving to all.

There being no further comments or questions, the meeting was closed to the public at 9:05 p.m.

Council went into executive session at 9:12 p.m. and this meeting was reconvened at 10:15 p.m.

#### **ADJOURNMENT**

Motion to adjourn moved by Councilman Rodriguez, second by Councilman McCue with Ayes by all present.

Time of Adjournment: 10:15 p.m.

Respectfully submitted,

Allyson M. Cinquegrana, RMC/CMR  
Borough Clerk