

**FAIR HAVEN BOROUGH COUNCIL  
NOVEMBER 23, 2020**

The meeting was called to order by Mayor Lucarelli at 7:01 p.m. The Flag Salute was led by Councilman McCue followed by a Moment of Silent Meditation. 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)).

DUE TO THE COVID-19 SITUATION, THE BOROUGH OF FAIR HAVEN'S MUNICIPAL FACILITIES ARE CLOSED TO THE PUBLIC. THIS MEETING IS BEING PRESENTED THROUGH THE ZOOM MEETING PLATFORM AND BEING BROADCAST FROM BOROUGH HALL, 748 RIVER ROAD, FAIR HAVEN, NJ. PUBLIC PARTICIPATION FOR THIS COUNCIL MEETING OF NOVEMBER 23, 2020 IS AVAILABLE BY CALL IN PHONE NUMBER OR THROUGH WEB CONFERENCE (ZOOM). MEMBERS OF THE PUBLIC WILL BE ON MUTE UNTIL PUBLIC QUESTIONS/COMMENT TIME, 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 AMENDED BY RESOLUTION NO. 2020-99 AND SENT TO THE ASBURY PARK PRESS, THE TWO RIVER TIMES, THE HUB AND THE STAR LEDGER ON JANUARY 9, 2020 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 Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen. Others present: Administrator Casagrande, Attorney Alfieri, S.J. Alfieri, Esq., Engineer Gardella and Police Chief McGovern.

**PRESENTATION**

Frank Luna, JCP&L, was in attendance. He said it has been a trying time for everyone with a lot of difficulties, nationwide. There have been many changes internally with JCP&L and with the Army National Guard of which he is a member. He started his report with Tropical Storm Isaias which was the second largest storm in terms of outages that JCP&L experienced since Superstorm Sandy. The BPU issued a report and wants everyone to read it; it laid out the extensive damage experienced not just with JCP&L, but other utilities. There was 82 miles of wire damaged during Tropical Storm Isaias and an overwhelming amount of it was due to tree damage. There were 575,000 customers without power in the PSEG area, 788,000 JCP&L customers without power and Atlantic City Electric had 200,000 without power. JCP&L mobilized about 2,000 line-personnel prior to the storm and the pre-storm measures were consistent with other utilities. They always analyze what has been learned from storms since Superstorm Sandy. Inspections of substations and equipment is always done prior to the winter. COVID had to be managed in a certain way especially with social distancing of employees, mainly those in a bucket truck; each person had their own hotel room because of safety. Staging areas were multiplied because of COVID. After Tropical Storm Isaias, Mr. Luna spoke with Mayor and Councilmembers regarding reinstallation of power; error with promise date and not being clear in what it meant. He read a statement from the BPU on their findings regarding the storm.

JCP&L is not in operations mode in terms of staffing for the storms due to COVID. It is understood that having no power negatively affects everyone working from home and for virtual learning. An extensive report was run for 2019 and 2020 (up to August) by their Engineering Department based on five different locations provided by Fair Haven to be looked at to see what the issues were. The Mayor and Council were given copies of the report so they could see/review the results. This report was based on extensive outages which he reviewed for the public including what was found. McCarter Avenue had ten outages and seven were tree related. Woodland Drive had three-outages; all tree related. Park Avenue had two tree-related issues, a lightning strike and a Verizon boom truck hitting lines. Clay Street had nine outages with six being tree related, Grange Avenue outages had two that were tree related. An overwhelming majority of the outages in Fair Haven were tree outages. There is nothing in the circuits that would cause incidental or extensive outages, so the equipment is doing what it should be doing. Mayor Lucarelli asked, what could be other causes besides trees, osprey, etc. for outages? There could be a spacer cable issue or possible equipment failure. The goal for everyone is to keep the power on and service the customers, without issue, but things can come up and affect the lines.

Councilwoman Sorensen commented that Frank Luna was very responsive when Mayor and Council called during Tropical Storm Isaias. The information was relayed to the residents as it came in. She said that the Borough would appreciate JCP&L improving their communications for the future. She requested that JCP&L look into having their substation better maintained at Fair Haven Fields.

Councilwoman Chrisner-Keefe thanked Frank Luna and asked what residents and property owners can do to help, if anything, to avoid outages beside notifying JCP&L. Mr. Luna said residents should think about a generator (small to run a refrigerator), also decorative trees and shrubs that would not interfere with JCP&L's equipment would be helpful and help avoid power outages (Oak trees should not be planted within 5 feet of JCP&L's right of way) and it is also important to maintain trees that already exist. JCP&L has a 15' ROW to trim trees from its equipment. He will provide a list of trees that could be planted that would not interfere with power lines. Residents should also have an emergency preparedness plan if a storm has been announced (especially with the possibility of it being a multi-day event).

Councilman McCue thanked Mr. Luna and said that Councilwoman Sorensen did a great job keeping the residents and town informed during the storm. Councilman McCue said that there were a lot of comments by residents on social media about putting the lines underground. Mr. Luna said this is cost prohibitive as telecommunications would have to agree to go underground everywhere there are lines. Everywhere there are lines would result in digging up a neighborhood for months at a time to get the lines underground. Newer developments are installing underground lines, as they go, but it is not easy to do in established neighborhoods. Councilman McCue asked, besides cost and the work involved, what the maintenance for underground lines would be, what is the life span and how do you access? Mr. Luna said if lines are underground, it is an astronomical undertaking.

Councilwoman Koch said that our beautiful trees were mentioned which are a major cause of the outages. She asked if there is a number at JCP&L for the residents to call about trees that are growing into the lines. There is a link on the JCP&L website that a resident can report the issue if it is an issue in the ROW; their Forestry Department will go and take a look and the resident will be contacted by JCP&L with their findings. A resident should call a landscaping company to trim the tree if it is not in JCP&L's ROW.

With no further comments or questions, Mr. Luna left the meeting at 7:31 p.m.

### **WORKSHOP SESSION**

Mayor Lucarelli asked that Engineer Gardella give his Engineer and Project Update report. Engineer Gardella shared his screen with the governing body and the public. He reviewed a list of projects and priorities. With regard to zoning applications, there have been 383 applications to date (100 more from this time last year); 90 of the permits were emergency generator permits issued to date. As the Planning Board Engineer, it has been quiet for Planning Board; things have slowed down in the last few months with only housekeeping items at the November meeting and no meeting in October. Resolution compliance is done through his office once a project is approved by the Board as well as the inspections. We need to amend our Stormwater Ordinance to comply with DEP regulations. This needs to be done at the Council level and will then go to the Planning Board; drafting and revisions have begun and need Sal's review. Impervious surface is now known as motor vehicle surface. The revised Stormwater Ordinance must be adopted by March 1, 2021. His office is also involved with the Fair Share Housing plan.

As far as engineering, there are grading plan reviews (18 same as last year), final as-built reviews and Certificate of Occupancy process involvement. Various capital projects that are NJDOT funded were reviewed. The Battin Road Project was awarded in February 2020 and the job was held due to COVID and uncertainty. The contractor started September 21<sup>st</sup>, and being two months in, it is substantially complete (curb, sidewalk and retaining wall near the Fire Department is next on the list). With regard to the River Road Streetscape Project, he walked the job with the contractor today; this project was awarded in August and we are putting in decorative streetlighting (manufacturing is backed up and taking longer than anticipated to get the light bases). As of today, we are two weeks out on it. We included quantities to replace concrete in some areas (marked out today), in front of Lupo and from Fair Haven Hardware to Oak Place and work will start December 1<sup>st</sup>; the work is being coordinated with the businesses and police department for traffic control. Harrison Avenue, Hance Road Phase II and Third Street Phase II are all DOT Projects. Harrison Avenue is in the design phase and needs to be awarded by March 2021 (there should be a final draft of plans by the end of the year); we received a \$260,000 DOT grant. With regard to Hance Road Phase II and Cooney Terrace, he met with the surveyor who will provide a quote for the base mapping to be done and will continue the Hance Road Project from Lewis Point Road to Cooney Terrace (doing all of Cooney Terrace): the grant received is \$350,000 and needs to be awarded by next November. As for the Third Street Phase II Project, we were informed, last week, that we received a \$240,000 DOT grant and this will continue the project from two years ago (Maple Avenue to Hance Road) and will assist with the width of the street. It is already designed and "shovel ready". Waterfront Parks (parcels at the end of Grange, Hance and the boat ramp) is a project funded through Monmouth County Open Space (matching grant) and we have been working with Maser Engineering (95% of the design plans have been submitted and we are coordinating the bid documents and quantities). There are also special projects such as the Living Shoreline at the end of

DeNormandie Avenue; we are working with the DEP and getting close (no cost estimate at this time). River Road Resurfacing; we were on for this fall with the County who is using the same contractor as Battin Road (Black Rock Enterprises). The County indicated that they could hold off until the Spring 2021. There was a Zoom call with County Engineers last week and there are a few options; we can hold off the contractor until Spring (there are associated costs), we can request the County do a Change Order or take us off the list and put us on their list next year. Engineer Gardella recommended the latter to get our streetscape project completed. The River Road bike lanes had comments from the County Engineer that would need to be made and finalized between the Borough and County. It is best to go with a County's repaving project in 2021; we are guaranteed to be included by the County as #1 on the list. Councilman McCue asked about the options for River Road and if holding off would create more costs and if they would still match our funds that we committed to contribute. Milling and paving is part of the County job as well as striping for crosswalks, street signage and ADA improvements; only cost share is the bike lane. Engineer Gardella advised the limit and scope of work do not change at all. Engineering is working on drainage and roadway improvements per the ordinance adopted to include the streets listed and what was reported with additional roadway and drainage improvements (ie. Hunting Lane would be milled and paved because the drainage work has been done). Administrator Casagrande said in Bond Ordinance No. 2020-12 funding was authorized for the roadwork and drainage. The intersection of Buttonwood would be done to tie into the Fair Haven Road drainage system at Laurel, Third and Fair Haven Road which includes milling and paving to complete the drainage improvements. There is a list that will be reviewed, and base mapping will be created. Community Center Fields had some improvements done over the last year (fencing, path, dug outs). Treatments at McCarter Pond are being worked on with the contractor. New Facilities would be the Police Department, DPW and options for the Community Center. There is work being done on Fair Haven Road and Gillespie Avenue by NJAW (replacing pipes, services and main, etc); we held them off back in March due to COVID. New water mains are going in on Gillespie from River Road to its terminus (old, inadequate lines are being replaced).

Engineering maintains a database on roadway conditions (roads, ADA, sidewalks, curbs, etc). The Master Plan and infrastructure are always reviewed. Site Inspections are being done and tax map updates. Substantial updates have been done with our Tax Assessor and professionals (subdivisions, roadways, etc); we received the documents and are reviewing them so we can certify them with the State. A lot of Street Opening permits are being processed (73 to date); a street opening ordinance review and revision needs to be done as ours is generic and archaic (needs to address the needs of the Borough).

Councilwoman Sorensen said there are damaged lamp posts on River Road and asked when they will be fixed. A purchase order with our electrical contractor has been issued and engineering is reviewing where there is damage from car accidents, etc. We are also reviewing what lights can come down during the streetscape project. Administrator Casagrande said that the Borough is reimbursed by insurance companies for the accidents so there are funds available.

Councilwoman Chrisner-Keefe asked if the Engineer report could be made available to Mayor and Council as a reference? Engineer Gardella will provide it. She thanked him for his thorough update.

With regard to Borough Architect/Facilities Projects, Administrator Casagrande advised that Resolution No. 2020-200 is on the agenda allowing us to pay the Architect's three invoices received as of this date. There is an ordinance listed as well. Mayor and Council were sent a separate e-mail explaining the time constraints. After the ordinance estoppel period (beginning of January 2021), the funds will be available. Resolution No. 2020-200 is a simple resolution with payment on the bill list. The Architect is working on a regular basis and part of weekly Zoom meetings; we need to pay them.

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

The meeting was opened to the public for comments or questions at 8:08 p.m. Elizabeth O'Neill, Third Street, commented on the JCP&L report and asked who installs the telephone poles; it is a mix. She came home to find Third Street was closed for a telephone pole being installed at her driveway and she was not aware this was happening. Mrs. O'Neill gave the governing body a "heads up" that she submitted two applications today to circulate petitions regarding facilities and the parking lot for the Recreation Center. She asked how the public contacts the Facility Committee? She was advised the ordinance on tonight's agenda is for DPW and the Police Department; not Community Center Fields. There is no plan regarding a Community Center/Recreation Facility; information will come out next spring with the new Governing Body in place. There is nothing in stone for a recreation facility. The new Police Department does not have the community center attached like it is now. Improvements to BIC Hall is part of the Bond Ordinance to assist with holding meetings. Mrs. O'Neill asked if the Borough could incorporate a recreation facility into the Police Department with the way it is planned now; no, not enough room. Mayor Lucarelli invited her to be part of the conversation to help decide what it is going to be; the Facilities Committee has a lot of talent on it and they would welcome input. Councilman Rodriguez thanked Mrs. O'Neill for her comments stating nothing is set in stone; we need the right facilities that fits the needs of the town. We are looking to repurpose part of Bicentennial Hall to bring it back into the fold of the community as well as for the needs of the community. We are still engaging the community; he invited her to speak with him regarding the plan and the thought process (similar to what was done with the Allen Street and Maple Avenue residents for the DPW). The

Committee will engage the community when the time comes. Councilman Rodriguez said that the committee will get some ideas about the Community Center via focus groups; we have a canvass to right size the entire project. Anything put in the fields will accommodate the public/everyone (voting location, cooling center, summer camps). There are a lot of ideas and the residents will get a lot of use from the facility; we want to do the right thing that is appropriate for all. Mrs. O'Neill asked to be part of the group discussions; she was advised discussions will resume in January.

Bill Perkins, Hance Road, asked about the PD/Borough Hall budget which was last quoted as \$11 million and Bond Ordinance 2020-15 is for \$8 million; he asked where the other money is coming from. Administrator Casagrande said the Borough previously authorized work which was done with "broader scope language" that included DPW, the Police Department, Borough Hall and Community Center. The ordinance tonight was requested by the Mayor, Finance and Facilities Committees; the direction was to fund all costs (Architect, site work, furniture, IT, remediation). We took DPW and the Police Department from it and authorized the net differential in a pro rata share of the percentage of estimates. Mr. Perkins asked what the amount of the previous bond was. Administrator Casagrande advised there is \$5,306,176 left from the previous bond. Mr. Perkins asked if it is now a \$13+ million budget for facilities? He asked if this new Bond Ordinance is for the Police Department, DPW and BIC Hall? Yes. Mr. Perkins said BIC Hall has been added since the last meeting and asked if it was that important to include. He is concerned that a month ago the community center was a top priority, a few months before that Borough Hall was a priority; the priority keeps changing each meeting. Since there is no real plan, the Borough should hold off until there is a real plan. Mayor Lucarelli said that Mr. Perkins was not putting things in the correct time frame; the PD and DPW have been a priority since 2014. The Mayor explained the thought process and stated that the costs became too much to have a facility on a main roadway. If we do the construction of the PD on Fisk Street, we will need BIC Hall as a community center since there will not be one. We are looking to add parking (barrier free) and investments to BIC Hall so it could be used. The process is evolving in an orderly manner. There is a lot of talent on the committee which consists of the Architect, Borough Engineer and various other professionals). The bonds are going out for 20 years. Our oldest facility is 50 years old. Everyone agrees the facilities are needed; we are extending the cost of the facilities over 20 years so there will not be a huge impact to taxes. Mr. Perkins said ADA accessibility has been around for 25 years; a ramp was put in at BIC Hall so there should be accessibility in the building (bathrooms, facility, parking lot, etc). Mr. Perkins agreed the Borough needs a new DPW and Police Department, but the Borough is not looking at the "Big Picture" in totality and should.

Dennis Fernandes, Cedar Avenue, said he spoke at the last meeting about the recreation building and parking lot; he is concerned about this and the budget. The Architect proposal resolution is listed and may not be needed. He started an online petition and already has 21 signatures; his page is named "savedennisinairhaven". We need to maintain the building and consider all costs involved. The Mayor thanked him for his time and comments.

Seth Kohn, Third Street, thanked Council for keeping the meetings going during COVID. With regard to Borough facilities, Third Street residents feel that they are always a target (recreation center, trees, parking lot, etc.). Everyone would like the Borough to maintain the quaintness of the street.

Kathy Elderhorst, Maple Avenue, commented on the Community Center. She was advised that the Police Department and DPW are the priority. She asked if the Borough considered the building at Fair Haven Fields to meet since it has a meeting space, parking lot, etc.? Yes. She asked that Mayor and Council seriously consider it. She requested Community Center Fields be kept a quaint, pedestrian park. for the kids. She suggested the governing body observe the use of the park before finalizing any plan.

Ruth Blaser, River Road, said Engineer Gardella spoke about more light poles on River Road and asked that they be spaced further apart. She said the proposed LOSAP ordinance shows that it is temporary and requested a definitive date, so it is not nebulous. About 1 ½ months ago she submitted an alternate design for the Police Department with the main building being street level, having a basement for records and holding cells, an east/west second floor to hold municipal offices and library and then attach a community center to the back. The current Community Center is used for Garden Club activity, seniors and after school programs. The Borough would get more "bang for its buck" by building up. She said vehicles can park at DPW. The governing body needs to use money more frugally and she suggested selling the Borough Hall and the DPW lots to defray costs, upfront.

Claudia Brady, Fair Haven Road, said she is new to Council Meetings. She suggested moving DPW activities to the grinding site. Some activities can go to the fields and grinding site. We need Third Street and the Community Center Park for the kids. She requested a four way stop at Church and Third Streets for the safety of the kids who feel they own the street. Mrs. Brady asked when the Borough will present the facility plans to the community.

Councilwoman Sorensen reminded Councilman Rodriguez and the Facilities Committee that anything being done to Bicentennial Hall should be presented to the Historic Preservation Commission as that building falls under their purview.

Tracy Cole, Grange Avenue, asked if Bond Ordinance 2020-15 is amending a previous bond ordinance. Administrator Casagrande said that it is not amending any previous ordinances (there was an error on the agenda); it is a new Bond Ordinance that stands alone. She read the title of the Bond Ordinance. The Borough Clerk took responsibility for the error and pointed out that the ordinance was provided, in full, in the online agenda. Administrator Casagrande explained that there were multiple ordinances adopted over time, through the years for facilities and were "broad scoped" in language covering DPW, PD, Borough Hall and a Community Center. The reason for this new ordinance is specifically for the PD and DPW buildings.

There being no further comments or questions, the meeting was closed to the public at 8:44 p.m.

**APPROVAL OF MINUTES**

Councilwoman Sorensen made a motion to approve the Regular Meeting minutes of June 8, 2020, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

Councilwoman Sorensen made a motion to approve the Regular Meeting minutes of November 9, 2020, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

Councilwoman Sorensen made a motion to approve the Executive Session minutes of November 9, 2020, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

**OLD BUSINESS**

**HEARING AND ADOPTION OF ORDINANCES**

- 1. Ordinance No. 2020-13, Create Ordinance Authorizing Tax Exemption for Disabled Veterans

**AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF FAIR HAVEN IN THE COUNTY OF MONMOUTH SUPPLEMENTING CHAPTER 1, GENERAL PROVISIONS, BY ADDING SECTION 1-8, TAX EXEMPTION FOR 100% DISABLED VETERANS**

On motion of Councilwoman Sorensen, second by Councilwoman Koch with Ayes by all present, Mayor Lucarelli opened the meeting for comments or questions at 8:45 p.m.

There being no comments or questions, the Hearing was closed to the public at 8:45 p.m. on motion of Councilwoman Sorensen, second by Councilwoman Koch with Ayes by all present.

Offered for adoption by Councilman Rodriguez, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

**NEW BUSINESS**

**Council Committee Reports**

**Finance** - Councilman Banahan reported tax collection remains consistent over the last year. The bond ordinance on for this evening was already discussed.

**Personnel** - Councilwoman Chrisner-Keefe did not have a report or update.

**Planning & Zoning** - Councilwoman Koch reported no updates. Engineer Gardella reported on Planning Board. The next Planning Board meeting will be December 15th. Sherry D'Angelo was sworn in as Alternate #1 and Bill Folker's resignation which was filled by Fred Rolff. As for the Zoning

Board, there were three applications at the last meeting which were moved to the December 3<sup>rd</sup> meeting for consideration.

**Police, Fire & OEM** - Councilman McCue reported we hit the 100 mark for COVID cases since March; compared to other towns, we are doing well. School children are doing well with the regulations (washing hands, wearing a mask, hand sanitizing). The Fire Department has cancelled Santa at the firehouse but will ride the Fire Truck through town. Fair Haven has been ranked the 4<sup>th</sup> safest municipality in NJ.

**Engineering, DPW and Borough Facilities** - Councilman Rodriguez asked the public to get involved with reviewing facilities and prioritizing. He will work with the Historic Preservation Commission on any thoughts for BIC Hall. Most comments made by the public this evening should have been during Good of the Borough; we appreciate the feedback. We will provide design concepts when they are ready. There has not been a brush grinding meeting held regarding the facility. The Committee will get back to reviewing brush grinding and collection; it has not been forgotten about. A new committee has been seated for facilities. He thanked Engineer Gardella for a great report.

**Parks and Recreation and Communications** - Councilwoman Sorensen wished everyone a Happy Thanksgiving. Gatherings should be small per Governor Murphy and CDC guidelines. No Santa Claus or normal holiday activities this year due to COVID. The Menorah Lighting and Tree Lighting will take place; they will not be public or social events. The public is welcome to look at the decorations in town when visiting our businesses during "Shop Four Fun" from Thanksgiving to Christmas. There is nothing new for communications; we continue to provide information accordingly.

### INTRODUCTION OF ORDINANCES

1. Ordinance No. 2020-14, Amend the LOSAP Ordinance to reduce volunteer hour requirements (2020)

#### **AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF FAIR HAVEN IN THE COUNTY OF MONMOUTH AMENDING AND SUPPLEMENTING THE FAIR HAVEN BOROUGH LENGTH OF SERVICE AWARDS PROGRAM**

**WHEREAS**, Pursuant to N.J.S.A. 40A:14-183 et seq., the Borough of Fair Haven, established an emergency services volunteer length of service awards program, hereinafter referred to as LOSAP, to reward members of the Fair Haven Volunteer Fire Co. #1 and the Fair Haven First Aid Squad for their loyal, diligent and devoted services to the residents of Fair Haven Borough; and

**WHEREAS**, in consideration of the Global COVID-19 Pandemic and Public Health Emergency declared by Governor Murphy pursuant to Executive Order 103, the Borough wishes to amend LOSAP to temporarily lower the LOSAP point total and afford the governing body the power to adopt future resolutions to amend the LOSAP point totals to address unforeseeable circumstances determined to be outside the control of the Borough.

**WHEREAS**, all additions are shown in **bold italics with underlines**. The deletions are shown as ~~**strikeovers in bold italics**~~. Sections of Chapter 2 that will remain unchanged are shown in normal type.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Borough of Fair Haven, in the County of Monmouth, in the State of New Jersey, as follows:

**SECTION I.** There is hereby established in the Code of the Borough of Fair Haven Sections 2-51.1 through 2-51.7. The new section of the Borough Code shall read as appears in Appendix "A" appended hereto and incorporated herein by reference.

**SECTION II. Repealer.** All Ordinances or parts of Ordinances inconsistent herewith are repealed to the extent of such inconsistency. The Borough Clerk is authorized to renumber and/or re-codify any sections affected by such repeal to the extent consistent with this Ordinance.

**SECTION III. Severability.** If any word, phrase, clause, section or provision of this Ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional such word, phrase, clause, section or provision shall be severable from the balance of the Ordinance and the remainder of the Ordinance shall remain in full force and effect.

**SECTION IV. Effective Date.** This Ordinance shall take effect upon publication thereof after final passage according to law and approval by the State of New Jersey.

Offered for introduction by Councilwoman Sorensen, second by Councilwoman Koch

Councilman McCue said with regard to COVID and Mrs. Blaser’s comments earlier in the meeting, this LOSAP ordinance is just an amendment for this year (2020). The 100-point ceiling will be reinstated for next year. This is a good program; calls were down, and events were cancelled this year which made opportunities to achieve the 100 points difficult. We have decided to allow for 70 points for 2020 only.

Attorney Alfieri said he contacted the State and will send this ordinance and the current ordinance to them for review and approval. We hope to have an answer before our December 14<sup>th</sup> meeting.

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

2. Ordinance No. 2020-15, Bond Ordinance for Borough Facilities

**BOND ORDINANCE PROVIDING FOR VARIOUS 2020 GENERAL CAPITAL IMPROVEMENTS BY AND IN THE BOROUGH OF FAIR HAVEN, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY; APPROPRIATING \$7,997,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,616,666 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

**BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF FAIR HAVEN, IN THE COUNTY OF MONMOUTH, STATE OF NEW JERSEY** (not less than two-thirds of all the members thereof affirmatively concurring), AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as general improvements or purposes to be undertaken by the Borough of Fair Haven, in the County of Monmouth, State of New Jersey (the “Borough”). For the said improvements or purposes stated in Section 3, there is hereby appropriated the aggregate sum of \$7,997,500, said sum being inclusive of a down payment in the aggregate amount of \$380,834 for said improvements or purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the “Local Bond Law”). The down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$7,997,500 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the aggregate principal amount not exceeding \$7,616,666 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$7,616,666 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

**SECTION 3. (a)** The improvements hereby authorized and purposes for the financing of which said obligations are to be issued, include, but are not limited to, as follows:

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
(i) <b>Public Works (DPW)</b> – Various Improvements To The Borough’s DPW Allen Street Site Including, But Not Limited To, Demolition Of Existing Structures; Site Preparation Work And Environmental Remediation; Construction Of A New Structure; Acquisition And Installation, As Applicable, Of Gasoline Tanks, Pumps, Storage Tanks And A Salt Dome; And Stormwater Management Improvements; And	\$3,127,000	\$2,978,095	\$148,905	20.00 years
(ii) <b>Police Department</b> –Demolition Of The Borough’s Existing Police Department Building; Construction of a New Building; Site Preparation Work And Environmental Remediation, As Applicable; And Stormwater	\$4,476,000	\$4,262,857	\$213,143	20.00 years

<u>Description</u>	<u>Appropriation</u>	<u>Authorization</u>	<u>Down Payment</u>	<u>Useful Life</u>
Management Improvements; And				
(iii) <b>Administration</b> – Various Interior And Exterior Improvements To Bicentennial Hall Including, But Not Limited To, Interior Building Improvements Including, But Not Limited To, Improvements To Restroom Facility To Include ADA Compliant Requirements, And Technology Improvements Including, But Not Limited To, Acquisition and Installation, As Applicable, Of Public Broadcast And Recording Systems; Exterior Facility Improvements Including, But Not Limited To, Parking Lot, Curb Ramp And Sidewalk ADA Compliant Improvements; And Drainage And Landscaping Improvements.	\$394,500	\$375,714	\$18,786	20.00 years
TOTALS	<u>\$7,997,500</u>	<u>\$7,616,666</u>	<u>\$380,834</u>	

(b) The aggregate estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$7,616,666.

(c) The aggregate estimated cost of said improvements or purposes is \$7,997,500, the excess amount thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the aggregate down payment available for said purposes.

(d) All such improvements or purposes set forth in Section 3(a) shall include, but are not limited to, as applicable, all engineering, architectural and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and also shall include all work, materials, equipment, accessories, labor and appurtenances necessary therefor or incidental thereto and all in accordance with the plans and specifications therefor on file in the Office of the Clerk of the Borough and available for public inspection and hereby approved.

**SECTION 4.** In the event the United States of America, the State of New Jersey, and/or the County of Monmouth make a contribution or grant in aid to the Borough for the improvements and purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, and/or the County of Monmouth. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, and/or the County of Monmouth shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. 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 of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of N.J.S.A. 40A:2-8.1. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at a public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon 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 principal amount, the description, the interest rate, the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith and a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs as approved by the Director of the Division of Local Government Services, Department of Community Affairs, State of New Jersey, is on file in the Office of the Clerk of the Borough and is available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

(a) The purposes described in Section 3 of this bond ordinance are not current expenses and are improvements which the Borough may lawfully undertake as general improvements, 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 said purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20.00 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, Department of Community Affairs, State of New Jersey, and 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 or notes provided for in this bond ordinance by \$7,616,666 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$1,961,000 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 purposes or improvements herein before described.

**SECTION 8.** The full faith and credit of the Borough are 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 property within the Borough for the payment of the principal of the obligations and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

**SECTION 10.** The Borough Chief Financial Officer 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 Borough 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 11.** The Borough covenants to maintain the exclusion from gross income under Section 103(a) of the Code of the interest on all bonds and notes issued under this bond ordinance.

Offered for introduction by Councilwoman Sorensen, second by Councilman Rodriguez

Councilwoman Chrisner-Keefe echoed Tracy Cole's comments. Up until this afternoon, she thought we were amending Ordinance 2017-07. Nothing besides the ordinance was included in Council's packet and she reached out to various people for additional documentation. This is a huge bond ordinance and a lot to digest. Councilwoman Chrisner-Keefe isn't saying that she doesn't support it, but she just received more information this afternoon and did not have time to review all of it. It was asked why we are bonding now before finalized plans? She agreed that it was a surprise and the first time she was hearing that there is a need to address concerns at Bicentennial Hall when she received the meeting packet on Friday. She understood the rationale behind having a place to help the community with meetings. The numbers show that we are looking at \$15,427,000+ and with this bond we will be up to \$23 million with additional future authorizations; this is a lot of money. With raising additional debt for capital needs, it is important for the entire governing body to understand all of the numbers. We have a debt limit of \$61 million and need to decide where we are comfortable including what it does to the future of our taxpayers while addressing facility needs.

Councilwoman Koch echoed some of Councilwoman Chrisner-Keefe's observations. She said that she has had lengthy conversations with Administrator Casagrande and the Mayor and

understands we need a new PD and DPW, however, there is a problem with the Bond Ordinance and borrowing money on two projects that are still in flux including no presentation, to date, of the facilities. We have a \$5 million ordinance sitting in the bank and not being used. We need a plan so we can come up with a budget and estimate. Administrator Casagrande said this money is not being bonded or borrowed; it is authorizing future debt and only would be borrowed if Mayor and Council chose to move forward with a project. She gave the example of the 623 River Road bonding that was not used. Councilwoman Chrisner-Keefe asked why act on this ordinance if there is no need to authorize funds now for the three projects. Administrator Casagrande said at the last meeting, she was asked to have a bond ordinance prepped and alternate resolution to pay the Architect. Mayor Lucarelli held a meeting with the Finance Committee and it was decided to amend the prior ordinance for soft costs by introducing this new bond ordinance.

Councilman Rodriguez said in July 2020 there was talk about disconnecting the Community Center from the Police Department. Not being a good plan, it was felt that BIC Hall could be an alternate meeting location for passive space for Council meetings and other Board or Commission meetings. It seems everyone should improve their communication so that everyone understands. We can wait a few months if there is flexibility to continue things on parallel tracts. He said there is no obligation to do anything; we are not incurring costs or interest. The Bond Ordinance gives us the ability to pay our bills when they become apparent. We showed plans for the DPW and a combined PD/Borough Hall almost two years ago; nothing seems acceptable to the public. There are some things that are known (size of buildings, parking and things required for the facilities). The Borough can wait, but it makes sense to move forward for progress. There are bills to pay that are part of the budget as well as upcoming costs for the useful life of the building.

Mayor Lucarelli said the driving point is there have been presentations from the Architect and we know what the cost drivers are. We need something to bill against and it is prudent and proper to proceed this way.

Councilwoman Koch said part of the driving force behind this new ordinance is we are accumulating soft costs for DPW and PD; she asked if it would be possible to amend Ordinance No. 2017-07 to include the soft costs so we are not taking on an additional \$8 million bond. Administrator Casagrande said if Council does not move forward with this ordinance tonight, we will have to introduce this ordinance or an amending ordinance at the end of January 2021 for adoption in February. Mayor Lucarelli said that each committee has their purview and the Facilities Committee decided it would be best to go with this ordinance.

Councilwoman Chrisner-Keefe asked if Resolution No. 2020-200 would take care of the Architect bills; yes, it will cover what is on tonight’s bill list. We do not have invoices from what has been done over the past few weeks and we are not sure what future bills for work done these next two months will be. Councilwoman Chrisner-Keefe asked that this matter be tabled until there is full documentation to back everything up. Administrator Casagrande said there is a fiduciary responsibility to pay our professionals for the work they have done. It was asked if any money left over in Ordinance No. 2017-07 could be used toward this

Affirmative: Councilmembers Banahan, McCue, Rodriguez and Sorensen  
 Negative: Councilwomen Chrisner-Keefe and Koch  
 Abstain: None  
 Absent: None

**CONSENT AGENDA**  
**RESOLUTIONS**

1. Resolution No. 2020-200, Authorize Administrator to Create Purchase Orders for Borough Architect Projects

**WHEREAS**, The Goldstein Partnership (“Architect”), a licensed architect in the State of New Jersey, was retained by the Borough to perform various architectural services by way of contract dated December 11, 2017 and October 9, 2018, which contracts were amended on February 12, 2020; and

**WHEREAS**, the Architect has submitted proposals for the design of a new police building and a new recreational center, which proposals are dated October 14, 2020 and October 21, 2020, respectively and attached as Appendix A; and

**WHEREAS**, the Borough has bonded for various construction projects and must encumber funds for the above two (2) projects to pay the Architect for work performed.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Fair Haven, County of Monmouth, State of New Jersey, that the necessary funds to pay the Architect

for the services for the design of the new police building and new recreation building will be encumbered from existing bonds obtained by the Borough and payment to the Architect will be made through purchase orders as services are provided.

**BE IT FURTHER RESOLVED** that the Borough Administrator is hereby authorized to prepare the appropriate purchase order(s) for the full proposal amounts received from the Borough Architect and draw down from those encumbered funds, inclusive of work performed to date on these projects.

Offered for adoption by Councilwoman Sorensen, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen

Negative: None

Abstain: None

Absent: None

2. Resolution No. 2020-203, Executive Session – Personnel, Pending Litigation 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

**Pending Litigation**

- 1. Yacht Works

**Contract Negotiations**

- 1. Administrator’s Contract

**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 Councilwoman Sorensen, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen

Negative: None

Abstain: None

Absent: None

3. Resolution No. 2020-204, Declare Fair Haven a Stigma Free Municipality

**WHEREAS**, the Monmouth County Board of Chosen Freeholders, along with the Monmouth County Department of Human Services, supports the designation of Stigma-Free Communities in every municipality; and

**WHEREAS**, at their June 26, 2018 meeting the Monmouth County Board of Chosen Freeholders unanimously passed a resolution supporting the designation of Monmouth County as a Stigma-Free Community; and

**WHEREAS**, Monmouth County recognizes that one in four Americans has experienced mental illness, including substance use disorders, in a given year according to the National Institute of Mental Health; and

**WHEREAS**, mental health problems are more common than cancer and heart disease combined, affecting children and adults, including more than half of our Iraq and Afghanistan Veterans treated at Veteran’s Administration hospitals; and

**WHEREAS**, given the serious nature of this public health problem, we must continue to reach the millions who need help; and

**WHEREAS**, the stigma associated with the disease of mental illness is identified as the

primary reason individuals fail to seek the help they need to recover from the disease; and

**WHEREAS**, Stigma-Free Communities aim to inspire public interest and open dialogues about stigma, raise awareness of the disease of mental illness and substance use disorder and create a culture wherein residents who have the disease of mental illness and/or substance use feel supported by their community and neighbors and feel free to seek treatment for the disease without fear of stigma; and

**WHEREAS**, promoting awareness that there can be no “health” without mental health will break down barriers and encourage residents of all ages to be mindful of their mental health and ask for help when needed; and

**WHEREAS**, local resources are available to treat the diseases of mental illness and substance use disorder so no one resident needs to suffer alone or feel hopeless; and

**WHEREAS**, establishing Stigma-Free Communities will raise awareness of resources, inclusive language, and encourage residents to engage in care as soon as the need is identified so recovery can begin, with hope inspired and tragedies avoided.

**NOW THEREFORE BE IT RESOLVED** that the Borough of Fair Haven recognizes the community needs and supports the efforts of the County of Monmouth in designating Fair Haven as a Stigma-Free Community.

Offered for adoption by Councilwoman Sorensen, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent:

4. Resolution No. 2020-205, Set Council Reorganization Meeting Date - January 4, 2021

**BE IT RESOLVED** by the Mayor and Council of the Borough of Fair Haven that the Annual Council Reorganization Meeting will be held on Monday, January 4, 2021 at 7:00 p.m. via Zoom Platform.

Offered for adoption by Councilwoman Sorensen, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

5. Resolution No. 2020-206, 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 23, 2020 agenda are hereby approved and the Finance Department is hereby authorized to release payment to the various vendors.

2020 CURRENT ACCOUNT	\$ 304,884.47
2019 CURRENT ACCOUNT	\$ 699.28
GENERAL CAPITAL	\$ 243,054.00
OTHER TRUST	\$ 10,692.85
DOG TRUST	\$ 1.20
<b>TOTAL</b>	<b>\$ 559,331.80</b>

Offered for adoption by Councilwoman Sorensen, second by Councilwoman Koch

Affirmative: Councilmembers Banahan, Chrisner-Keefe, Koch, McCue, Rodriguez and Sorensen  
Negative: None  
Abstain: None  
Absent: None

**Reports of Departments**

**October 2020**

- Police Department
- Municipal Court

-Budget Status

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

**GOOD OF THE BOROUGH**

Mayor Lucarelli opened the meeting to the public for comments or questions at 9:19 p.m. Ruth Blaser, River Road, asked if the River Road repaving project (west of PNC Bank) will include a green swath between the curbs and sidewalks; yes. She thanked Councilman McCue for his LOSAP explanation.

Bill Perkins, Hance Road, said the budget for facilities is now \$13.3 million. The cost estimate is only for \$11 million and asked where is other \$2 million is going? He said that now that there is \$13 million allocated, he is sure the Borough is going to spend every dollar of that money.

Councilwoman Chrisner-Keefe advised that there is a Statewide Senior Freeze Property Tax Reimbursement Program. Those interested need to be eligible for a number of years and can apply if they are still eligible in order to receive a property tax refund from the State. The deadline to apply is December 31, 2020. The State’s website is comprehensive.

Councilwoman Koch thanked all of the members of the Veteran’s Day committee who delivered signs to the veterans and then picked them up. It was an amazing opportunity to travel through town and meet all of our veterans. She reminded residents that they need visible numbers on their homes or mailboxes; it is very important. Councilman Rodriguez thanked Councilwomen Sorensen and Koch and the Foundation of Fair Haven for the program. Councilwoman Sorensen thanked Elizabeth Rodriguez for her help.

Susan O’Brien, River Road, reiterated Councilwoman Chrisner-Keefe’s comments regarding the Senior Freeze program. It is very easy, but there is an income cap so the State’s website should be checked. Debbie Ozut, in the Tax Department, helped her with the PTR 1A form. Mrs. O’Brien encouraged the seniors to take advantage of the program. Administrator Casagrande said the Tax Office does assist our seniors and the Borough will put out another reminder.

Dennis Fernandes, Cedar Avenue, had a question regarding the land that the Recreation Center is proposed at and whether it is on the Borough’s ROSI or Green Acres list. If so, does the Borough need to appeal to change it? Administrator Casagrande said yes, it is unfunded parkland on our ROSI and is to be used through acceptable NJDEP parameters. If anything is proposed to change, we need to advertise and post for a public hearing where anyone can speak.

Ruth Blaser, River Road, asked about BIC Hall accessibility and where people would park? The thought is to develop a 10-space parking lot to the immediate south of the building on a Borough owned lot.

Mr. Fernandes said that there is a commercial property just a few feet from BIC Hall that has a large parking lot that is vacant in the evenings and on weekends.

There being no further comments or questions, the meeting was closed to the public at 9:28 p.m.

Council went into executive session at 9:30 p.m. and this meeting was reconvened at 10:15 p.m.

**ADJOURNMENT**

Motion to adjourn moved by Councilwoman Sorensen, second by Councilwoman Koch with Ayes by all present.

Time of Adjournment: 10:16 p.m.

Respectfully submitted,

Allyson M. Cinquegrana, RMC/CMR  
Borough Clerk