

**BOROUGH OF NETCONG
MAYOR AND COUNCIL MEETING
MARCH 7, 2024**

MINUTES OF THE MEETING OF THE MAYOR AND COUNCIL OF THE BOROUGH OF NETCONG HELD MARCH 7, 2024 AT THE NETCONG MUNICIPAL BUILDING, 23 MAPLE AVENUE, NETCONG, NEW JERSEY COMMENCING AT 7:30 PM.

The meeting was called to order by Mayor Still at 7:30 PM.

PLEDGE OF ALLEGIANCE

STATEMENT OF OPEN PUBLIC MEETINGS ACT

The Borough Clerk read the following statement:

Adequate notice of this meeting as defined by the Open Public Meetings Act has been provided by:

1. Posting a notice of said meeting in the space provided for
Such announcements at the Borough Hall on January 5, 2024.
2. Publishing a notice in the Daily Record, the official newspaper
of the Borough of Netcong on January 10, 2024 and emailing a
copy to the Star Ledger on January 5, 2024.

ROLL CALL

Those in attendance this evening were Councilman Albensi, Councilman Hathaway, Councilman Laureys, Councilman Morton, Councilman Sylvester and Mayor Still. Also present was Mr. Blakeslee, Borough Administrator and Mrs. Eckert, Borough Clerk

PUBLIC PORTION OF MEETING

Mr. Eric Rush, 33 Ledgewood Ave, has had a major water issue this year. He gave details on the situation. He does not know where the water is coming from and on the changes that have happened. He said since the old copy building has been redone, and it appears their sump pump is dumping a large amount of water above ground. He has been plagued with this issue. He said this is the fourth time this has happened recently. He has lived in this house his entire life and has never seen it like this. The mayor stated we will send the DPW out to investigate. Councilman Hathaway stated he doesn't feel this water is only coming from the neighbor's sump pump. The mayor stated we would get back to him.

A Motion to close the meeting to the public was made by Councilman Hathaway and seconded by Councilman Albensi.

Roll Call: 5 Yes

PRESENTATION

Financial Agreement – Mountain View at Netcong Urban Renewal, LLC Report by Phoenix Advisors

Mr. Bryan Morris introduced himself and explained what his company does. He explained the scope of what they were asked to do for the borough. He brought a presentation this evening on this financial agreement and PILOT programs. He started with explaining how a PILOT works and why they are used. He went on to explain the details of this particular project. He explained the details of the stages of the PILOT. He stated the land value will still be paid as conventional taxes. The improvements will be under the PILOT. Councilman Sylvester asked about the tax revenue on the land. He asked if the land revenue will change when the project is done. Councilman Sylvester is concerned how this will calculate 15 years down the road. Mr. Morris gave detail on this subject. Councilman Sylvester wanted to be sure the land will be assessed like all other land in the borough. Councilman Laureys asked if a revaluation would change the assessment of the property. Mr. Morris gave further clarity on this subject. Mr. Morris then provided information regarding the projected income to the borough from the PILOT. He then presented a summary of PILOT cash flow. He then presented an aggregate benefit summary. He asked if there were any questions. Councilman Sylvester stated that this is based on how much money they collect. If there is less money, they collect less money to the borough. Mr. Morris stated there is a minimum. These figures are based on 95% occupancy rate. Mr. Morris stated they of course will want to fill the occupancy. Councilman Sylvester asked if the owner occupied the building, we would be able to do a similar PILOT. Councilman Laureys stated we would have to complete 25 -26 years before we would get to the full tax benefit. Mr. Morris stated in this PILOT the borough collected 95 percent of the taxes as opposed to 16 percent. Councilman Sylvester asked if this is comparable to other PILOTS Mr. Morris has done in the past. He stated we did get the best deal possible for this. Councilman Laureys stated this may hurt the school. Mr. Morris stated the school budget is different from the municipal budget. The school will not get additional funds either way. There was discussion among the Council on this subject. Mr. Blakeslee thanked Mr. Morris for his help in the negotiations. The mayor thanked Mr. Morris for helping everyone to understand how this works and the benefits of it. Councilman Laureys asked what happens if the property is sold. Councilman Hathaway stated the PILOT is transferable. The borough gets to be part of the sale negotiations of the transfer. Mr. Morris thanked the borough for their time. Councilman Sylvester asked if we are tracking these PILOTS. There was discussion among the Council on the 3 PILOTS that the borough has at this time. The mayor stated the mistake the borough made was not putting start dates in the agreement. Councilman Hathaway stated Mr. Morris has brought more knowledge to the table for these future PILOTS. Councilman Hathaway stated the ShopRite deal is a good one. The borough did well with it. He gave detail on the benefits for the borough with the Crown Point project. Crown Point had put in a lot of money on the front end. Councilman Sylvester asked if we are at a point of no return with this. He is concerned about the church property. Councilman Hathaway expanded on this subject. He stated the church will retain ownership of these properties. It is determined there will be no access from Church St. to this property. The

financial agreement comes first. Councilman Hathaway stated the redevelopment agreement will be where the specifics the borough wants will be determined. Councilman Sylvester asked where the emergency access will be. There was discussion on this subject among the Council. Councilman Hathaway stated drawings/site plan will be provided to all Council members before any decisions are made on this project.

The content from the presentation is posted below:

PILOT Basics

- A PILOT, or "payment in lieu of tax", is an amount that a property owner pays to a municipality pursuant to a financial agreement instead of paying generally applicable real estate taxes on the improvement portion of their property.
 - The amounts due under the PILOT are a municipal lien similar to conventional taxes.
 - The land portion of the assessment is not exempt from taxation. The property owners continue to pay real estate taxes on the land assessment and receive a corresponding credit against the PILOT in the following year.
 - The term of the financial agreement is generally 30 years from certificate of occupancy but can also be as low as 5 years. After the expiration of the financial agreement, the payments revert to conventional taxes.
 - There are statutory minimums based on a percentage of conventional taxes {20/40/60/80%} that can be enforced in years 7 through 30.
 - Additionally, the municipality receives a 2% administrative fee and 5% of the PILOT must be paid to the county.
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Purpose of a PILOT

- The Long-Term Tax Exemption Law allows municipalities to grant PILOTs to projects that would otherwise be unable to deliver financial returns and obtain financing.
 - Redevelopment projects are frequently unable to attract private investment without assistance in the form of a PILOT or, in some cases, bond financing. The combination of risk associated with speculative real estate projects and uncertainty of future conventional taxes make marginal projects difficult to finance.
 - Promotes redevelopment in areas that need it, helps fulfill affordable housing obligations or offsets environmental remediation costs. It's a market-driven solution to completing these, and other, objectives.
 - Allows the municipality to have increased decision-making powers throughout the redevelopment process.
 - The PILOT is a partnership between the municipality and the developer. If the project performs better than expected, the municipality shares in the upside in the form of increased PILOT payments. If the project is unable to fully lease up, or market rents decrease, the Developer is not overburdened with a fixed tax obligation.
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The Project

- The Project is a residential redevelopment project located on Route 46 (Block 26, Lots 6/10). The total cost of the project is approximately \$26 million.
 - The 12-acre site is currently underutilized and generates about \$36,000 in total taxes per year, which are split between the Borough (29%), the County (8%) and the school districts (64%).
 - The Borough has unsuccessfully attempted to redevelop the property for the last 15-20 years.
 - The Project will include 64 two-bedroom, townhome-style, market-rate residential units, 12 affordable senior residential flats and associated amenities.
 - Additionally, the Project will include a new public park, off-site sidewalk improvements along Route 46, restriping of the St. Michael Church parking lot to increase parking and eliminate the connection between the property and Church Street which is now used as a vehicle pass through.
 - The developer is the current owner of Crown Point and is typically a buy/hold investor.
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The Proposed PILOT

- The proposed PILOT is for 30 years and is based on the greater of (i) a percentage of annual gross revenue ("AGR"); and (ii) a percentage of otherwise payable conventional taxes.
- The affordable senior units are based on 10% of AGR for years 1-30, subject to the percentages of conv. taxes. The market-rate units are based on the following stages:
 - Stage 1- 10% of AGR in years 1-10 and 11% of AGR in years 11-15.
 - Stage 2 - Greater of 12% of AGR or 20% of conv. taxes in years 16-20.
 - Stage 3 - Greater of 12% of AGR or 40% of conv. taxes in years 21-25.
 - Stage 4 - Greater of 15% of AGR or 60% of conv. taxes in years 26-28.
 - Stage 5 - Greater of 15% of AGR or 80% of conv. taxes in years 29-30.
- Additionally, the existing land assessment on the property will be raised to generate additional conventional taxes to the Borough and school districts prior to the PILOT taking effect. The total conventional taxes will increase from \$35,000 per year to \$70,000 per year, to be split between the Borough (29%), the County (8%) and the school districts (64%).

Projected PI LOT Payments

Year	AGR	PROJECTED ANNUAL SERVICE CHARGE (ASC)							
	Annual Gross Revenue -AGGREGATE	MKT ASC Basis (% of AGR)	AFF ASC Basis (% of AGR)	Statutory Stages (% of Conv. Taxes)	Gross Projected ASC	Plus: 2.00% Admin. Fee to County	Less: 5.00%	Less: Land Tax Credit	Less: Net ASC to Municipality
Year 1	\$2,555,880	10.00%	10.00%	0.00%	\$255,588	\$5,112	(\$9,209)	(\$71,409)	\$180,082
Year 2	2,606,998	10.00%	10.00%	0.00%	260,700	5,214	(9,393)	(72,837)	183,684
Year 3	2,659,138	10.00%	10.00%	0.00%	265,914	5,318	(9,581)	(74,294)	187,357
Year 4	2,712,320	10.00%	10.00%	0.00%	271,232	5,425	(9,773)	(75,780)	191,105
Year 5	2,766,567	10.00%	10.00%	0.00%	276,657	5,533	(9,968)	(77,295)	194,927
Year 6	2,821,898	10.00%	10.00%	0.00%	282,190	5,644	(10,167)	(78,841)	198,825
Year 7	2,878,336	10.00%	10.00%	0.00%	287,834	5,757	(10,371)	(80,418)	202,802
Year 8	2,935,903	10.00%	10.00%	0.00%	293,590	5,872	(10,578)	(82,026)	206,858
Year 9	2,994,621	10.00%	10.00%	0.00%	299,462	5,989	(10,790)	(83,667)	210,995
Year 10	3,054,513	10.00%	10.00%	0.00%	305,451	6,109	(11,006)	(85,340)	215,215
Year 11	3,115,603	11.00%	10.00%	0.00%	341,299	6,826	(12,713)	(87,047)	248,365
Year 12	3,177,916	11.00%	10.00%	0.00%	348,125	6,962	(12,967)	(88,788)	253,333
Year 13	3,241,474	11.00%	10.00%	0.00%	355,087	7,102	(13,226)	(90,564)	258,399
Year 14	3,306,303	11.00%	10.00%	0.00%	362,189	7,244	(13,491)	(92,375)	263,567
Year 15	3,372,429	11.00%	10.00%	0.00%	369,433	7,389	(13,761)	(94,222)	268,839
Year 16	3,439,878	12.00%	10.00%	20.00%	409,655	8,193	(15,677)	(96,107)	306,064
Year 17	3,508,676	12.00%	10.00%	20.00%	417,849	8,357	(15,991)	(98,029)	312,186
Year 18	3,578,849	12.00%	10.00%	20.00%	426,205	8,524	(16,311)	(99,989)	318,429
Year 19	3,650,426	12.00%	10.00%	20.00%	434,730	8,695	(16,637)	(101,989)	324,798
Year 20	3,723,435	12.00%	10.00%	20.00%	443,424	8,868	(16,970)	(104,029)	331,294
Year 21	3,797,903	12.00%	10.00%	40.00%	452,293	9,046	(17,309)	(106,110)	337,920
Year 22	3,873,861	12.00%	10.00%	40.00%	461,339	9,227	(17,655)	(108,232)	344,678
Year 23	3,951,339	12.00%	10.00%	40.00%	470,565	9,411	(18,008)	(110,396)	351,572
Year 24	4,030,365	12.00%	10.00%	40.00%	479,977	9,600	(18,369)	(112,604)	358,603
Year 25	4,110,973	12.00%	10.00%	40.00%	489,576	9,792	(18,736)	(114,856)	365,775
Year 26	4,193,192	15.00%	10.00%	60.00%	635,433	12,709	(25,914)	(117,154)	505,074
Year 27	4,277,056	15.00%	10.00%	60.00%	648,142	12,963	(26,432)	(119,497)	515,175
Year 28	4,362,597	15.00%	10.00%	60.00%	661,104	13,222	(26,961)	(121,887)	525,479
Year 29	4,449,849	15.00%	10.00%	80.00%	899,102	17,982	(38,739)	(124,324)	754,021
Year 30	4,538,846	15.00%	10.00%	80.00%	917,084	18,342	(39,514)	(126,811)	769,101
Total	\$103,687,142				\$12,821,228	\$256,425	(\$496,216)	(\$2,896,915)	\$9,684,521

Impact of the PILOT Program

Summary of PILOT Cash Flow		
	<u>Year 1</u>	<u>30-Yr Total</u>
Gross Rental Income (Proposed Rents)	\$2,690,000	\$109,145,000
Vacancy Factor (5.00%)	<u>(135,000)</u>	<u>(5,455,000)</u>
Effective Annual Gross Revenue (AGR)	2,555,000	103,685,000
Annual Service Charge (ASC)	255,000	12,820,000
Plus: Administrative Fee (2.00% of ASC)	5,000	255,000
Less: County Payment (5.00% of ASC)	(10,000)	(495,000)
Less: Land Tax Credit	<u>(70,000)</u>	<u>(2,895,000)</u>
Net ASC to Municipality	180,000	9,685,000
Plus: Municipal share of Land Tax	<u>20,000</u>	<u>840,000</u>
Aggregate Revenue to Municipality	\$200,000	\$10,525,000

It would take over 75 single-family homes (at the Borough average assessment of \$265,000) to equal the net PILOT revenue received by the Borough.

- The Proposed PILOT generates \$200,000 in net revenue at full stabilization and \$10.5 million over the 30-year term.
- If the developer's revenue increases, the PILOT payments also increase.
- The Borough also collects a 2% annual administrative fee and must remit 5% to the County.
- The PILOT is only on the improvement portion of the assessment. Conventional taxes will continue to be paid on the land portion.

Aggregate Benefit Summary

Aggregate Benefit Summary								
	Year 1				30-Year Total			
	<u>Municipal</u>	<u>School</u>	<u>County</u>	<u>Total</u>	<u>Municipal</u>	<u>School</u>	<u>County</u>	<u>Total</u>
Current Taxes	11,000	24,000	3,000	38,000	427,000	953,000	119,000	1,499,000
PILOT	180,000	0	10,000	190,000	9,685,000	0	495,000	10,180,000
Land Taxes	<u>20,000</u>	<u>45,000</u>	<u>5,000</u>	<u>70,000</u>	<u>840,000</u>	<u>1,880,000</u>	<u>235,000</u>	<u>2,955,000</u>
Total	200,000	45,000	15,000	260,000	10,525,000	1,880,000	730,000	13,135,000
Difference	189,000	21,000	12,000	222,000	10,098,000	927,000	611,000	11,636,000

**New tax revenue produced for the School District and County does not add to their respective budgets; it simply redistributes the tax burden across the tax base, thus reducing the average resident's tax bill.*

- The current property is projected to generate \$38,000 of total tax revenue split between the Borough (\$11,000), County (\$3,000) and school districts (\$24,000).
- Under the PILOT, the Developer will still pay land taxes, which are projected to be \$70,000 and will be split between the Borough (\$20,000), County (\$5,000) and school districts (\$45,000).
- The combination of the PILOT and future land taxes will result in an increase in revenue to all taxing entities as compared to the current underutilized property.

AGENDA ITEMS FOR DISCUSSION

The following items are for discussion purposes only. Any action on these items will take place at the meeting of March 14, 2024.

1. **Approval of Minutes** - February 1, 2024 Agenda Meeting
Approval of Minutes - February 8, 2024 Regular Meeting

A Motion was made by Councilman Sylvester and seconded by Councilman Albensi to approve the Feb. 1 minutes.
 Roll Call: 5 Yes

A Motion was made by Councilman Sylvester and seconded by Councilman Albensi to approve the Feb. 8th minutes.
 Roll Call: 4 Yes Abstain: Councilman Laureys

2. Public Hearing for 2024 Cost Estimate for the Borough's Special Improvement District.

To be carried to the March 14th meeting.

Resolution #2024- - Resolution to Approve the 2024 Cost Estimate for the Borough's Special Improvement District.

To be carried to the March 14th meeting.

3. Ordinance Adoption – Ordinance 2024-4- An Ordinance to Amend Chapter 157 "Fire Prevention" Of the Code of The Borough of Netcong.

To be carried to the March 14th meeting.

4. Ordinance Adoption – Ordinance 2024-5 - An Ordinance to Amend Chapter 238 "Sewers" Of the Code of The Borough of Netcong and Regulating Grease Trap Maintenance

To be carried to the March 14th meeting.

5. Ordinance Adoption-Ordinance 2023-6 - An Ordinance Amending Chapter 246 Of the Code of The Borough of Netcong and Establishing Tree Removal and Replacement Requirements

To be carried to the March 14th meeting.

6. Ordinance Adoption-Ordinance 2023-7 – AN ORDINANCE AUTHORIZING THE POLICE CHIEF TO EXECUTE AN APPLICATION FOR A CHARITABLE SOLICITATION PERMIT FOR AMERICAN LEGION AMBULANCE CORP OF STANHOPE/NETCONG'S "COIN DROP" ON JUNE 7TH, JUNE 8TH 2024 AND ON SEPTEMBER 20TH, AND SEPTEMBER 21ST 2024 AT THE INTERSECTIONS OF ALLEN STREET AND LEDGEWOOD AVENUE AND MAIN STREET AND ROUTE 46 IN THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE OF NEW JERSEY

To be carried to the March 14th meeting.

7. Old Business – Old Reservoir Property-Auction Proposal

Mr. Blakeslee gave details on this subject. He contacted a realtor to sell this property at no charge to the borough. Next week there will be an ordinance on the land sale. Mr. Blakeslee has done research on this company; they are very successful in selling properties. He gave further detail on this. The borough will have the ability to reject bids.

8. New Business -None presented.

9. **Correspondence** - American Legion – Memorial Day Parade

A Motion to be in the parade was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

10. **Correspondence** – Lake Musconetcong Regional Planning Board Annual Report.

11. **Resolution 2024-42-** Approval to Submit a Local Transportation Projects Fund (LTPF) Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Bank Street Sidewalk and Roadway Improvement Project.

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

12. **Resolution 2024-43-** A Resolution Authorizing the Award of a Contract to Innovational Construction and Design, Inc. For The Arbolino Park Restroom Improvement Project in The Borough of Netcong, Morris County, New Jersey

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

Councilman Laureys expressed concern with the cost of this project. There was a brief discussion on this subject among the Councilmen.

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

13. **Resolution 2024-44** – Resolution of the Borough Council of The Borough of Netcong Authorizing a Change Order to The Contract with P.M. Construction Corp. for The Allen Terrace Road Resurfacing Project

Councilman Sylvester has an issue with this contractor. He wants to know why we are settling for a poor job. Mr. Blakeslee explained he spoke with Samantha Anello, Borough Engineer about this. He explained they will be back in the fall.

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 4 Yes No: Councilman Sylvester

14. **Resolution 2024-45** – A Resolution Authorizing the Refund of Taxes Pursuant to N.J.S.A. 54:4-3.32

A Motion to approve this resolution was made by Councilman Sylvester and seconded by Councilman Hathaway.

Roll Call: 5 Yes

15. **Ordinance Introduction – Ordinance 2024-8-** AN ORDINANCE AUTHORIZING THE CHIEF OF POLICE TO EXECUTE AN APPLICATION FOR A CHARITABLE SOLICITATION PERMIT FOR NETCONG VOLUNTEER FIRE COMPANY NO. 1's "COIN DROP" ON MEMORIAL DAY WEEKEND AND COLUMBUS DAY WEEKEND AT THE INTERSECTIONS OF ALLEN STREET AND LEDGEWOOD AVENUE AND MAIN STREET AND ROUTE 46 AND ROUTE 183 IN THE BOROUGH OF NETCONG, COUNTY OF MORRIS, STATE OF NEW JERSEY

To be carried to the March 14th meeting.

16. **Ordinance Introduction – Ordinance 2024-9-**AN ORDINANCE TO AMEND CHAPTER 54 "POLICE DEPARTMENT" OF THE CODE OF THE BOROUGH OF NETCONG AMENDING PROCEDURES FOR HIRING AND PROMOTIONS IN THE POLICE DEPARTMENT

To be carried to the March 14th meeting.

There was a brief explanation by Councilman Sylvester on the changes.

17. **Ordinance Introduction – Bond Ordinance 2024-10-** BOND ORDINANCE TO AMEND SECTION 8 OF THE BOND ORDINANCE (ORD. NO. 2023-4) ENTITLED: "BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF A NEW PUMPER FIRE ENGINE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE BOROUGH OF NETCONG, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$900,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS," ADOPTED MARCH 9, 2023.

To be carried to the March 14th meeting.

18. **Ordinance Introduction – Ordinance 2024-11-** ORDINANCE OF THE BOROUGH OF NETCONG, COUNTY OF MORRIS AND STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF NETCONG AND MOUNTAIN VIEW AT NETCONG URBAN RENEWAL LLC, FOR PROPERTY DESIGNATED ON THE MUNICIPAL TAX MAP AS BLOCK 26, LOT 6 AND A PORTION OF BLOCK 26, LOT 10, COMMONLY KNOWN AS 10 CHURCH STREET, PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW FOUND AT N.J.S.A. 40A:20-1 et seq.

To be carried to the March 14th meeting.

PRIVILEGE OF THE FLOOR TO THE COUNCIL

Council President Sylvester: The traffic light on Maple Ave./Rt. 183 is going to be a problem. He wanted to know if we performed a study. Councilman Hathaway stated the safe routes to the school study stated we need a light here. Councilman Sylvester is concerned people are not going to travel through Netcong. Councilman Sylvester suggested a light that only operates when pedestrians are crossing. Councilman Laureys had several comments on this issue. The mayor stated we will be bringing in a company to do a traffic study in the borough. Mr. Blakeslee reminded everyone that the safe routes to school traffic study originally recommended a flashing light but since the Council voted on this already, we may not be able to make the change.

MAYORS COMMENTS

The mayor had no comment at this time.

PUBLIC PORTION OF MEETING

Ms. Michele Ruocco, 39 Main St., would like clarification regarding the Mt. View financial agreement. She wanted to know if the 30 years is set. Councilman Hathaway stated it is to the borough's benefit to make it go longer according to the professionals. He gave details on the reason for this. She wants to know what is the best benefit to the borough. Councilman Hathaway stated the deal the borough has struck will be beneficial and provided details. She asked if you can renegotiate if the owner sells. Councilman Hathaway discussed this aspect. She wanted an update on the lead water lines in town. Mr. Blakeslee stated we are still working on this project. We received a large grant for this and the paperwork takes time. She wanted to know if we can cover yellow bollards that protect gas meters. Mr. Blakeslee stated planter boxes would be fine as long as they don't impede the travel way of sidewalk. She had a question about a light on Main St. and Rt. 183. There was discussion among the Council on the traffic light situation. She wanted to know about the tree ordinance and what will happen when there are dead or diseased trees. The mayor stated these details are in the ordinance.

A Motion to Close the Meeting to the Public was made by Councilman Sylvester and seconded by Councilman Laureys.

Roll Call: 5 Yes

CLOSED SESSION

None held.

ADJOURNMENT

A Motion to Adjourn the Meeting was made by Councilman Hathaway, seconded by Councilman Albensi and moved by unanimous voice vote at 8:43PM.

Respectfully Submitted,

Cynthia Eckert, Borough Clerk