

BYRAM TOWNSHIP COUNCIL MEETING - AUGUST 13, 2019
EXECUTIVE SESSION – 5:30 P.M.
JOINT BUILDING COMMITTEE/TOWNSHIP COUNCIL WORKSHOP SESSION - 6:30 P.M.
REGULAR SESSION – 7:30 P.M.

CALL MEETING TO ORDER

Mayor Rubenstein called the meeting to order at 5:30 p.m.

OPEN PUBLIC MEETING STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Law. This meeting advertised in accordance with the OPMA law and posted on the bulletin board in the Municipal Building. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

ROLL CALL

Councilman Gray, here; Councilwoman Kash, late (5:45 pm); Councilman Olson, here; Councilman Roseff, here; Mayor Rubenstein, here. Also present was Township Manager Joe Sabatini, Township Attorney Tom Collins, and Municipal Clerk Doris Flynn.

RESOLUTION

WHEREAS, the Open Public Meetings Act, 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.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, that the public shall be excluded from discussion of the following matters:

- Attorney Client Privilege Communication
 - SHBP Status
 - Municipal Space Lease Opportunity
 - Shared Services
 - SECTV
 - Cannabis
 - General

BE IT FURTHER RESOLVED that Minutes will be kept on file in the Municipal Clerk’s office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

BYRAM TOWNSHIP COUNCIL

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd				x	
Yes	x		x	x	x
No					
Abstain					
Absent		x			

Certification: I certify that the Byram Township Council adopted the above resolution on August 13, 2019.
 Doris Flynn, Municipal Clerk

RETURN TO OPEN SESSION – 6:36 p.m.

MUNICIPAL BUILDING SUBCOMMITTEE/TOWNSHIP COUNCIL WORKSHOP MEETING

David Romano recused from the discussion.

There is an opportunity for a lease at the Shop Rite Plaza. There is a conflict of interest for Mayor Rubenstein, and he can’t be involved with any of the discussions pertaining to this lease. The Council has appointed Councilman Gray to lead the process with Joe Sabatini going forward. No decision has been made, but it is an opportunity that will be vetted by the Council. If it presents a good opportunity, David will report back to the subcommittee for future discussions. John Morytko asked if the Council knows what the involvement would be from the subcommittee. David stated that there are different rules for public/private lease relationships, and we will have to see if it is something that would work for the municipality and the landlord.

- Scott Yappen stated that in order to look at another option, you need numbers within a budget to compare, which we do not have.
- Carlos Luaces said there are tremendous advantages leasing space at Byram Plaza – huge cost savings
- David Gray would like to kick off vetting a lease and will contact David Romano and look to have a meeting very soon.
- Wassim summarized what the Nader Group has been working on over the past 6-7 weeks. They have done an analysis of the mortar building. They hired a laboratory to take samples of the concrete floor and walls to determine the support and reinforcement. The result revealed that there is no concrete in the walls or around the rebar. He doesn’t know why that is. The concrete in the floor was above standard. They do not want to bear any additional weight on the walls, which is why they have proposed to extend the roof over the sides of the building onto columns.

- Wassim reviewed the floor plan for the police and the administration side. They were able to reduce the square footage by about 600 square feet.
- They initially started with a 5% contingency but bumped it up to 10%, which has brought them to about the same number as originally proposed, which is \$5.5 million.
- Alex asked about the columns and asked if they were both in the front and rear of the structure. He asked about possible storage area in the attic. Wassim explained that there will be a truss roof in the attic. Wassim did look into the cost of the trusses, which is \$800/truss. If we didn't need storage across the entire building, the attic could just be built over the addition. Alex asked what was allowed to be put in the attic. Mechanicals and storage are allowed.
- Eric Serrilli asked if the load of the attic would be on the floor or the trusses. There would be ceiling joists across which would carry the load.
- David Gray asked to compare the proposed multipurpose room to our existing meeting room. The proposed is 1300 sq. ft. and existing is 1000 sq. ft.
- Alex questioned the bathrooms and asked if a single occupant is allowed. Wassim said yes but there would need to be more bathrooms because it is based on occupancy load.
- Joe stated that the plan doesn't account for 2 admin employees and would like the opportunity to sit down with Wassim and see if we can shift some things around. Alex stated that this was a good start. Wassim stated that he came in with a reduction to the square footage because that was the direction he was given but would be happy to sit down and reconfigure the proposed plan.
- Scott Yappen stated that this is a plan that reduced space and asked Wassim to review the changes.
- Scott Olson questioned the location of the locker rooms and the parking area. Wassim stated he hasn't reviewed this plan with the chief, and it can be reworked.
- John Morytko stated that it wasn't clear what you would do if you were visiting both the police and the municipal building. Wassim stated that there would be sidewalks.
- Scott Olson asked about the construction of the connector hallway from PD to administration. Wassim stated that it would be glass, but most likely have to be heated to some degree.
- This project will have to reviewed by the state. There are 3 criteria for reducing the stormwater. They are very confident that we will not need a detention basin.
- Scott Yappen read an excerpt from the minutes and asked what the Nader Group did to reduce cost. Wassim stated that they reduced square footage. He calculated that it would equal a savings of \$150,000.
- Harvey asked what is in the building that brings him to \$5.42 million. Alex read through the numbers provided in the spring. Wassim stated that the materials would be a grade above contractor grade. Harvey stated that he didn't know what contractor grade meant.
- Scott Yappen asked if Wassim needs a budget to move forward. Wassim stated that they worked off of the prior plan and came to the number of \$5.4 million. Wassim said if the budget is changing, they need to know. Carlos said it should be much lower, such as \$2.5-3 million. Eric asked Wassim if he could build what he is showing on the boards for that amount. Wassim stated he absolutely could not.
- Alex asked if the hard cost for construction is out of wack. Eric feels that the costs are very reasonable. Skip and Jim Reinhold agreed with Eric. Harvey asked for an explanation of contractor grade. Eric and Skip explained.
- The Nader Group explained that we are in the design stage. As we start getting into detailed design, the effort will be to look at each item individually. The intent is to come in as low as possible. They can look at each room and fit it out. They will work with us to be able to drive the numbers down. The back office area can have standard materials. We may want to spend a little more on the lobby area to put something more durable or to have a certain look. He stated that when they start talking about mechanicals, he can give us choices to bring cost down. The same goes for the architecture of the building. They understood at the beginning of this project that keeping cost down was a priority.
- Carlos stated that a few months ago the Council wanted to take action because interest rates were good. He stated that since that time, interest rates have gone down.
- John Morytko stated that he has reviewed the March report and the new presentation today. He feels it is reasonable.
- Carlos said if we have to think what the taxpayers can afford.
- Larry Rotter thought the square footage cost for renovation was high. He didn't have knowledge about building an essential, and he couldn't comment on it. Larry was questionable about the
- Scott Yappen stated that the he felt the numbers were high, and he compared it to many other municipalities that he received numbers on. Scott would like to see the cost to be between \$250-\$275/sq. ft. – all in.
- Alex reminded the public that the bond ordinance is not awarding any money to anyone. It only is a mechanism to allow spending, which has to be authorized
- Carlos asked if there can be a liaison from the building committee participating in looking at the leasing option at Byram Plaza. Alex stated that only the Council can be involved in negotiations. Carlos didn't want to be involved in the numbers, he wanted to be involved in looking at
- Alex stated that he felt that all future meetings should be joint subcommittee/council meetings. The meetings are recorded, and the clerk will take the minutes. There was a difference in opinion on this, but Alex stated that this is a Council decision.
- When you communicate by email or google as a group, you are holding a meeting electronically. Tom said everyone should get together in a meeting like we are doing tonight. Harvey stated he was told that a subcommittee is exempt. Tom explained that a subcommittee of the building committee could meet as long as there isn't a quorum. Tom explained that government must be transparent. Harvey asked for Tom to put in writing his explanation given tonight.

Jack Moran, 7 East Waterloo, he has attended most building meetings and his recollection is that there was consensus that a budget number needs to be given, and comparison made. He disagreed with the minutes. Jack didn't feel it was right to ask

Mr. D'Angelo, Sleepy Hollow Road, stated that he is in a similar business, estimating costs. He feels that the Nader Group should have supplied 3 numbers—low, middle and high. He stated that population in Byram is going down and businesses have left. Alex disagreed with several of his statements and presented some real estate information about Byram.

Joann Smith, 57 Lake Drive, stated that in one of the first meetings with the Nader group she asked if people typically give them a budget. Joann stated that he said yes. Wassim explained that if someone comes to them to remodel their kitchen, they may say what the budget is. But a municipal project is very different.

Luann Byrne, 34 Richmond Road, stated that she feels this is very barebones, and she doesn't recommend reducing it any more than we already have. She feels the numbers are reasonable.

ADJOURNMENT OF JOINT MEETING

CALL REGULAR SESSION COUNCIL MEETING TO ORDER - 9 p.m.

APPROVAL OF AGENDA – Motion by Councilman Olson, second by Councilwoman Kash to approve the agenda as presented. All members were in favor. Motion carried.

PRESENTATION OF THE JUNE DOBSON SCHOLARSHIP AWARD – **Ian Hall**- Presentation was made to Ian Hall by Frank Gonzalez earlier at the Byram Historic School House.

PUBLIC PARTICIPATION I

Motion by Councilman Olson, second by Councilwoman Kash to open to the public. All members in favor. Motion carried.

David Romano, owner of Byram Shop Rite, stated that it is going to be very important for the Council to concentrate on the details with the municipal building, including infrastructure costs, site development costs, and design costs based upon requirements for municipalities and police departments. A study of the administrative code is essential. If we don't do that, we could find things at the end that we won't be happy with. He referred to a statute on new construction and rehabilitation and stated it must be in compliance with the New Jersey Administrative Code. All plans shall be submitted to the State. He stressed that it is very important to follow the code. Alex stated that we have looked at the State requirements, and we would be exempt from a lot of the code outlined in a detention center. The plans will be sent down to the State in the beginning stages. David Romano commented on using storage space in the attic.

The Nader Group commented that they have built detention centers and police stations without detentions, and they are very familiar with Chapter 34.

Jack Moran, 7 East Waterloo Road, asked for a quick update on egress/ingress from East Brookwood.

John Morytko, 79 Lynn Drive, thanked the Council for passing the proclamation on Child Cancer Awareness and encourages everyone to support this.

Skip Danielson, 18 Hunter Lane, commented that Mr. Hart passed away, who was a long standing squad member and resident of Byram.

Mandy Coriston, NJHerald, asked what the result was at the end of the subcommittee meeting. The Mayor told her that David Gray and the Manager will be meeting with David Romano to discuss the leasing option.

ORDINANCE – 2nd Reading / Public Hearing

Ordinance No. 11-2019 - Bond Ordinance Providing for the Initial Costs Associated with the Construction of a New Municipal Building in and by the Township of Byram, in the County of Sussex, New Jersey, Appropriating \$311,000 therefore and Authorizing the Issuance of \$295,000 Bonds for Notes of the Township for Financing such Appropriation.

Motion by Councilman Olson, second by Councilwoman Kash to consider this ordinance and open to the public to begin the public hearing which was carried from July 16, 2019.
Mayor Rubenstein opened to the public.

David Gray wanted to talk about the viability of voting on this now or tabling it after we vet other options. He asked Tom Collins if we could table or carry to the next meeting. Tom stated that you could carry the public hearing to the next meeting. This doesn't authorize any spending of money. Money can only be spent by

resolution voted on by the Council. Alex stated that there has been much discussion about moving this project forward. Some members both on Council and the building subcommittee feels it is prudent to move forward on this so that it allows the Council to move the process forward so that when the Council wants to act on the project and allocate funds, it will be there. Scott Olson totally agreed. This is giving us the ability to appropriate. Nisha agrees. Harvey stated that we are gun shy with setting a budget. He stated that tonight we heard that Nader has put a \$5.5 million price tag on the building. Harvey stated that there is a threat of a Faulkner petition. He is disappointed that we can't put a number on the project. Alex stated that he is comfortable with the numbers presented so far with the Nader Group with the floor plan that has been presented. David Gray stated that he feels we need to keep on the path we are on to get the firm numbers to move to design.

Joann Smith, 57 Lake Drive, asked what the cost of preparing a bond is. Joe stated that it is \$250.00.

Scott Yappen, 5 Catherine Terrace, stated that he didn't like the way the last joint meeting was called. He stated that there was only 2-week notice and an agenda wasn't clear.

Carlos Luaces, 7 Johnson Blvd., agreed with Scott Yappen that the last joint meeting had very little advance notice.

Jack Moran, 7 E. Waterloo Rd., stated that we should vote no. He stated that if we put this out there, we risk getting a petition. He stated that the Council needs to feel confident that we have informed the public.

Anneliese Tartell, 69 North Shore Road, asked if the bond is approved, can we move forward and build the municipal building.

Joann Smith, 57 Lake Drive, stated that we should carry it until we have more information.

Mandy Coriston, NJ Herald, stated that she feels she has been fair and equitable in writing articles on the municipal building. If someone speaks at a meeting, she can quote what is said. She asked where the rest of the public is, since there is over 8000 people in our Township.

David Romano stated that he is concerned how money is spent in the Township because he is the highest taxpayer in Byram.

David Gray stated that the recommended direction of the subcommittee is to go forward with the bond so that the professionals will be able to continue work when authorized so that we can determine a budget.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion					
2nd					
Yes	x	x	x		x
No				x	
Abstain					
Absent					

Be It Resolved that Ordinance 11-2019 is passed on final reading and that a notice of final passage be published in the official designated newspaper according to the law.

ACCEPTANCE OF RESIGNATION OF OPEN SPACE MEMBER – **Andy Kimm** – Councilman Olson made a motion, second by Councilwoman Kash to accept resignation with the condition that we send a letter of thanks and recognizing his contribution to the township for the last 13 years. All members in favor. Motion carried.

MAYORAL APPOINTMENT – ENVIRONMENTAL COMMISSION – **Gerald J. Murphy** – The Mayor appointed Mr. Murphy to the committee as an alternate.

PROCLAMATION

- Childhood Cancer Awareness Month – Mayor Rubenstein read the proclamation. Motion by Councilman Olson, second by Councilwoman Kash to have the Mayor sign the proclamation

MANAGER AND COUNCIL REPORTS

Manager's Report:

- Next Meeting – Tuesday, September 3
- Attended the Morris Habitat dedication ceremony for the Salazar family at 14 Belton Street

Mayor Rubenstein – Attended the Morris Habitat dedication ceremony, which was well attended and very nice. Ms. Salazar put in over 300 hours sweat equity into the house. The director of Morris Habitat told the Mayor that the process was great with the Township--very helpful and cooperative staff. Also, the neighbors were very welcoming to Morris Habitat.

Harvey Roseff – Attended an internet conference at Newton High School. Planet Networks and SECTV were in attendance. SECTV did announce some reductions after the meeting. Harvey encouraged people to get involved and speak up. The Environmental Commission met on the same night. They are setting up an invasive species clean up for the fall.

Councilman Olson

- Planning Board – approved changes to Elite Automotive and a residential addition.
- EPA meeting – provided update
- Parks and Rec Survey will be closing this week and encourages anyone who hasn't taken the survey to do so.
- Scott attended the ceremony for the dedication to the Salazar family in West Brookwood.
- Scott will be attending the HAP forum at Lake Mohawk on 8/20 at 7:30 p.m.

Councilman Gray announced that he will not be running for Council and explained that he has to balance his volunteerism with his family and job. He has enjoyed his time on the Council and encourages others to step up.

APPROVAL OF MINUTES

- July 16, 2019 –Regular & Closed Session Minutes – Motion by Councilman Olson, second by Councilwoman Kash, to adopt the minutes as presented.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes		x	x	x	x
No					
Abstain	x				
Absent					

CONSENT AGENDA: These items are considered to be routine by the members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member so requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda. Harvey Roseff requested that several resolutions be removed from the consent agenda to allow for discussion. Motion by Councilman Olson, second by Councilwoman Kash to approve the consent agenda.

- A. Approval of Raffle & 50/50 License for Sussex County Police Athletic League – Panther Lake Campground 8/31/19
- B. Resolution No. 167-2019 – Authorizing the Public Display of Fireworks at Byram Fest, September 27, 2019, or Subsequent Date in the Event of Postponement – Not to exceed \$5000.00
- C. Resolution No. 168-2019 – Resolution Authorizing the Issuance of Not Exceeding \$901,300 Bond Anticipation Notes of the Township of Byram, in the County of Sussex, New Jersey
- D. Resolution No. 169-2019 – Final Acceptance of Proposed Drainage Inlet Repairs for Joan Drive
- E. Resolution No. 171-2019 – Resolution Authorizing the Municipal Scope of Work for the Highlands Region Water Use and Conservation Management Plan – Not to exceed \$70,000.00
- F. Resolution No. 173-2019 – Award of a Professional Service Contract to Steven Weinberg of Community Action Services to Administer Byram Township’s Housing Rehabilitation Program
- G. Resolution No. 174-2019 – Resolution of the Mayor and Council of the Township of Byram Authorizing Contracts for Food Trucks Pursuant to N.J.S.A. 5:34-9.4 (C) for Byram Fest Celebration as an Exemption from Concession Provisions of the Local Public Contracts Law
- H. Resolution No. 175-2019 – Resolution to Award Contract for an Emergency Roof Repair over Byram Township’s Municipal Building Finance Department and Meeting Room to Kraft Roofing – Not to Exceed \$9,650.00
- I. Resolution No. 177-2019 – Resolution Authorizing the Renewal of Liquor License to 239 Route 206 LLC Trading as Stonewood Tavern Valid from 7/1/2019 through 6/30/2020
- J. Resolution No. 178-2019 – Resolution of the Township of Byram, County of Sussex, State of New Jersey “Authorizing Taxes be Remitted (Cancelled) for 2019”
- K. Resolution No. 179-2019 – Resolution of Acceptance of a Donation from Matthew Hanifan, Boy Scout Troop 81 to the Township of Byram to Build a 10’x8’ Shed at Tamarack Park
- L. Resolution No. 181-2019 – Resolution to Award the Bid for Proposed Tennis Court Repairs & Recoating at Carl O. Johnson Park to Halecon, Inc. – Not to Exceed \$45,750.00

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Resolution No. 170-2019 – Resolution Authorizing the Submittal of the Updated Emergency Operation Plan for Byram Township – Harvey had several questions. The Township Manager explained what this plan covers. Motion by Councilman Olson, second by Councilwoman Kash to adopt the resolution.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Resolution No. 172-2019 – Resolution Authorizing the Execution of an Agreement between Byram Township and Andover Township for Snow Removal Services on the Forest Lakes Section of Road of Andover Township. Motion by Councilman Olson, second by Councilwoman Kash to adopt the resolution.

Harvey stated there is a portion of this contract with broad language on liability. He would like Tom Collin’s input on any liability to the Township because of the potholes on Forest Lakes Drive in Andover Borough. Joe Sabatini stated that he could stop the plowing the portion of the road from the border of Andover Borough to Route 206. Tom stated that the plowing of the road does not make the Township liable and recommends that we continue plowing the section of the road. He is publicly giving notice to IA Reinsurance that they should fix the potholes.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Resolution No. 173-2019 – Award of a Professional Service Contract to Steven Weinberg of Community Action Services to Administer Byram Township’s Housing Rehabilitation Program – Harvey thought we settled with COAH. The Township Manager explained that we have an obligation in our settlement agreement to complete 4 rehabs. We did a RFP and received 3 proposals. After review, we felt that Community Action Services would be the best company to appoint as our administrator of this program. Motion by Councilman Olson, second by Councilwoman Kash to adopt the resolution.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Resolution No. 176-2019 – Authorizing Appointment of Edward Purcell, Esq. of DeFrancisco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C. as Special Telecommunications Counsel for Matters Related to Small Wireless Facilities – The Council requested that we find an attorney who can assist us with a small wireless facility ordinance. Tom Collins has a conflict and recommended Edward Purcell, who specializes in telecommunications. Motion by Councilman Olson, second by Councilwoman Kash to adopt the resolution.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Resolution No. 180-2019 – Resolution to Award the Bid for Proposed Replacement of Parking Lot Stairs at Carl O. Johnson Park to Tony’s Concrete Construction Co. – Not to Exceed \$45,800.00 – Harvey stated that it is 30% over budget. He would like to recommend that we go out to bid again. Scott Olson stated that if we are going to go out to bid again, we need to close the stairs. The Open Space Committee discussed it and recommended that we move forward with the award. Alex considered rebidding also, and asked Tom Collins several questions. Jeanne Moran asked if they have to be concrete. Alex explained that they looked into this, and the best and least expensive way to construct it is concrete. Motion by Councilman Olson, second by Councilwoman Kash to adopt the resolution.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x		x
No				x	
Abstain					
Absent					

JULY 16, 2019 BILL LIST

Motion by Councilman Gray, second by Councilwoman Kash to approve the bill list as presented.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

ORDINANCE INTRODUCTION / 1ST READING

An Ordinance to Authorize Sale of Non-Conforming Property Not Needed for Public Use to a Contiguous Property Owner

Purpose Statement: The purpose of this ordinance is to authorize the Mayor and Council of the Township of Byram to convey a non-conforming contiguous Township owned property known as Block 363 Lot 12 to adjacent property owner because it is not needed or required for public use. Motion by Councilman Olson, second by Councilwoman Kash to introduce the ordinance.

	Councilman Gray	Councilwoman Kash	Councilman Olson	Councilman Roseff	Mayor Rubenstein
Motion			x		
2nd		x			
Yes	x	x	x	x	x
No					
Abstain					
Absent					

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Byram on September 3 at 7:30 p.m. at the Municipal Building, 10 Mansfield Drive, Byram Township, at which time and place all persons interested shall be given an opportunity to be heard.

ITEMS FOR DISCUSSION - All discussion items will be moved to the next agenda.

- A. 2020 Municipal Budget Goals & Objectives
- B. Renew BPU Relationship
- C. Warren Heritage Scenic Byway

PUBLIC PARTICIPATION II

Motion by Councilwoman Kash, second by Councilman Gray, to open to the public

Anneliese Tartell asked who was interested in the property next to the CVS. Alex stated that it is WaWa. They will be coming to the ARC tomorrow night. She asked about Frogmore. The tenant Make it Personal is moving out to Netcong because someone is leasing the entire Frogmore building.

Jack Moran, 7 East Waterloo Road, asked about the electric discussion. Alex stated that it will be on September 3.

Motion by Councilman Olson, second by Councilwoman Kash to close to the public.

ADJOURNMENT – Motion by Councilman Gray, second by Councilman Olson to adjourn at 10:55 p.m. All members in favor. Motion carried.

Doris J. Flynn, Municipal Clerk

Alexander Rubenstein, Mayor