

OPEN SESSION

Mayor Robert Patten called the meeting to order at 6:30 p.m. and read the Open Public Meetings Act statement which stated that adequate notice and posting of the meeting had taken place in accordance with the requirements of P.L. 1975, Chapter 231.

The flag salute was followed by the roll call.

ROLL CALL

	PRESENT	ABSENT
<i>Mayor Patten</i>	✓	
<i>Councilmember Harinxma</i>	✓	
<i>Councilmember Quattrone</i>	✓	
<i>Councilmember Rosenberg</i>	✓	
<i>Councilmember Schneider</i>	✓	
<i>Councilmember Sikorski</i>	✓	
<i>Councilmember Thompson</i>	✓	

Also in attendance: Candace Gallagher, Borough Clerk/Administrator; Carmela Roberts, Borough Engineer; George Lang, Chief Financial Officer; and Frederick Raffetto, Esq., Borough Attorney.

APPROVAL OF AGENDA

Added to the agenda was 2007-209, amending the capital budget. Deleted from the agenda was the introduction and first reading of Ordinance 2007-22, amending the Borough's Redevelopment Plan. The agenda was moved as amended by Council President Sikorski, seconded by Councilmember Schneider and approved by all.

EXECUTIVE SESSION

Ms. Gallagher read aloud Resolution 2007-198, authorizing a closed session to discuss tax appeal litigation. The Resolution was moved by Council President Sikorski and seconded by Councilmember Quattrone.

Roll Call: Councilmembers Harinxma, Quattrone, Schneider, Sikorski and Thompson voted yes.
Councilmember Rosenberg abstained.

Resolution adopted 5-0-1.

RESOLUTION 2007-198 AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on September 4, 2007 at approximately 6:35 p.m. at Borough Hall that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed:

Tax Appeal Litigation – Hightstown Development Associates

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public: December 4, 2007, or when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

The meeting reconvened into open session at 6:55 p.m.

APPROVAL OF MINUTES

Minutes of the August 6, 2007, open and closed sessions were moved by Council President Sikorski, seconded by Councilmember Quattrone and approved by all but Councilmember Thompson, who abstained.

Minutes of the August 21, 2007, special meeting were moved by Council President Sikorski, seconded by Councilmember Quattrone and approved by all but Councilmember Rosenberg, who abstained.

PUBLIC COMMENT I

Mayor Patten opened the floor for public comment.

Mitch Dorum, 16 Hagemount Avenue, spoke regarding the consolidation of police services. "Going to East Windsor has been tried several times," he said. "It's comical and tragic." The study may show savings, he said, but, he asked, "what do we gain? And what kind of services will East Windsor give us?" He said that Hightstown police know the town, and morale is low right now. He urged Council to "use common sense" and avoid merging police services with East Windsor. "I don't want any part of East Windsor in Hightstown," Mr. Dorum said. He added that the Mayor and two members of Council also do not want to have East Windsor policing Hightstown. "Why spend money for the looksee?" he asked. "It's stupid." Mr. Dorum added that he no longer sees foot patrols or bike patrols in town and asked why they stopped.

J. P. Gibbons, 602 North Main Street, suggested that Council allow more than three minutes for comments by the public, given that so much is going on right now. He said that the issue of the redevelopment plan has been on and off the agenda, and it is hard for the public to keep up with what's going on. "It's not fair to run this through," he said, adding, "The developer has not proven that he is working with you." He said that he would like the Borough to sponsor an open town meeting on this subject.

Chris Moraitis, 208 Stockton Street, stated that he was "taken aback by the sense of urgency regarding the Mill." He recommended against "setting an aggressive schedule" and said that the expected changes regarding contributions by the developer "muddy the waters." He said that he would not want our recreation department to be funded by the Mill. Mr. Moraitis went on to say that a PILOT would "hijack" monies by not providing them to the schools, and that the plan is now for a "glorified apartment complex" that will not be likely to create successful businesses. He suggested that the Borough "stop conceding to [the developer's] requests," and said that we are being "led down a primrose path."

Eugene Sarafin, 600-628 South Main Street, stated, "You have six Democrats on Council and you have a Planning Board with 11 Republicans appointed by the Mayor. You let that happen." He said that negotiations with Greystone have taken five years and \$250,000, and that it will be a "new slum in town." Their kids will go to school, he said, at a cost of \$10,000 per child, and he is concerned about the impact of "130 apartment units that will load up this town with more poor people." Mr. Sarafin added that he has "no problem with immigrants" but rather with "the cost of immigrants."

Vic Monaco, editor of the *Windsor-Hights Herald*, requested that the media be permitted a few minutes to ask questions of Borough officials prior to entering executive sessions.

No one else came forward and the floor was closed.

ENGINEER'S ITEMS

RESOLUTION 2007-200, AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT FOR MORRISON AVENUE IMPROVEMENTS – EAGLE PAVING CORP

Ms. Roberts stated that this change order will add water services to the Morrison Avenue project. We'll abandon the existing 4" main (which could be 60 years old) and switch all 11 water services to the 8" main. The contractor, she said, has provided "a really good price for this work." She said that we will be able to relocate the water main and there will be some savings as a result. The net change order comes to \$8,399. She and Mr. Blake feel that this will be beneficial, she said, and it "seems to be a good opportunity at a good price."

Resolution 2007-200 was moved by Council President Sikorski and seconded by Councilmember Schneider.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Resolution adopted, 6-0.

RESOLUTION 2007-200 AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT FOR MORRISON AVENUE IMPROVEMENTS – EAGLE PAVING CORP

WHEREAS, on June 18, 2007, the Borough Council awarded a contract for Morrison Avenue improvements to Eagle Paving Corp. of South Toms River, New Jersey in the amount of Three Hundred and Seventy-Seven Thousand One Hundred and Ninety-Four Dollars and Forty-Five Cents (\$377,194.45); and

WHEREAS the Borough Engineer has recommended the approval of Change Order No. 1 to this contract in the amount of Eight Thousand Three Hundred and Ninety-Nine Dollars (\$8,399.00), as detailed on the attached listing;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown as follows:

1. Change Order No. 1 to the contract with Eagle Paving Corp. of South Toms River, New Jersey in the amount of Eight Thousand Three Hundred and Ninety-Nine Dollars (\$8,399.00) is hereby approved, subject to the approval of NJDOT, and the Mayor is authorized to execute same.
2. By virtue of the approval of Change Order No. 1, the revised contract price is Three Hundred Eighty-Five Thousand Five Hundred Ninety-Three Dollars and Forty-Five Cents (\$385,593.45).

RESOLUTION 2007-201, AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT FOR DOWNTOWN REVITALIZATION PHASE 3 PROJECT – S. BROTHERS, INC.

Ms. Roberts stated that, during construction at the post office driveway, the contractor encountered a thoroughly deteriorated inlet and pipe. Work needed to be done at that time in order to preserve the work we are doing now and keep construction moving. This change order includes that work, as well as two other items. One is the extension of the road work by 50 linear feet in order to repair the pavement on West Ward Street near the driveway of the Hightstown Diner, where a sewer lateral was repaired a few weeks ago. That cost would be \$4,000. The other is to replace a section of sanitary sewer main in Mercer Street that could be 100 years old. It is clay pipe, and we have known that there is a problem there for a number of years, but it has not been addressed due to the cost of excavation and traffic control, and

the fact that it is a State highway. Now that construction has started, it seemed an optimum time to make this repair. The contractor has provided price of \$6,552, which, Ms. Roberts said, is a good price. She recommended approval of this change order.

Resolution 2007-201 was moved by Council President Sikorski and seconded by Councilmember Quattrone.

Councilman Quattrone stated that he has been watching this project, and "they're doing an excellent job." "These unexpected infrastructure things happen on every job," he said, "and I support this."

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Resolution adopted 6-0.

**RESOLUTION 2007-201 AUTHORIZING CHANGE ORDER NO. 1 TO CONTRACT FOR DOWNTOWN REVITALIZATION
PHASE 3 PROJECT – S. BROTHERS, INC.**

WHEREAS, on May 21, 2007, the Borough Council awarded a contract for the Downtown Revitalization Phase 3 project to S. Brothers, Inc. of South River, New Jersey in the amount of Four Hundred and Two Thousand Seven Hundred and Eighty (\$402,780.00) Dollars; and

WHEREAS the Borough Engineer has recommended the approval of Change Order No. 1 to this contract in the amount of Twelve Thousand Eight Hundred and Seventy-Eight Dollars (\$12,878.00), as detailed on the attached listing;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown as follows:

1. Change Order No. 1 to the contract with S. Brothers, Inc. of South River, New Jersey in the amount of Twelve Thousand Eight Hundred and Seventy-Eight Dollars (\$12,878.00) is hereby approved, subject to the approval of NJDOT, and the Mayor is authorized to execute same.
2. By virtue of the approval of Change Order No. 1, the revised contract price is Four Hundred and Fifteen Thousand Six Hundred and Fifty-Eight Dollars (\$415,658.00).

ORDINANCES

**PUBLIC HEARING AND FINAL READING: ORDINANCE 2007-19,
ORDINANCE TO AMEND ORDINANCE 2007-07, ADOPTED MARCH 19, 2007, ENTITLED, "AN
ORDINANCE TO ESTABLISH SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF
THE BOROUGH OF HIGHTSTOWN"**

Ms. Gallagher explained that this Ordinance would remove the provision in the Borough's salary ordinance which sets the amount to be paid to employees who waive health benefits coverage. It provides instead that this amount be set by Resolution of Council. This will offer more flexibility, she said, noting that a Resolution is included later on this agenda to set the amount of the stipend. She noted that the stipend paid for waiver of health benefits has been included in the Borough's salary ordinances since 1998 and has not increased since then. As a result, it is no longer a sufficient incentive for employees who are eligible to do so to waive coverage.

Mayor Patten opened the public hearing on Ordinance 2007-19.

Eugene Sarafin, 600-628 South Main Street, asked if stipends are paid in other towns for waiving benefits. Ms. Gallagher stated that this is done in many towns. State statute, she added, provides that municipalities may offer a stipend of up to 50% of what it would cost the town to provide the coverage that is being waived. Mr. Sarafin stated that

giving people stipends is "stupid," and that he doubted that Council has any idea what Borough employees do or don't do. He closed by saying that this is an "interesting concept."

Torry Watkins, 68 Meadow Drive, stated that this is commonly done and urged Council to adopt this Ordinance.

J. P. Gibbons, 602 North Main Street, stated that his own company offers a larger salary rather than a stipend in lieu of providing health benefits, and it does save money. He objected not to the concept of the stipend, but to making any change retroactive to the beginning of 2007.

Ms. Gallagher took this opportunity to explain the entire concept and pointed out that the Resolution to be approved later in the meeting does increase the stipend from \$2,150 to \$5,000 per year, but that change is not retroactive. The Resolution maintains the stipend at its current level for the remainder of 2007 and provides for the increase to be effective as of January 1, 2008. She further explained that, currently, six employees waive coverage. Two of those employees have indicated to her that they plan to seek benefits in 2008 if the waiver is not increased, as it is not cost effective for them to continue to waive coverage otherwise. A third employee, who did waive coverage at one time, recently opted into coverage because his spouse receives a higher stipend to waive it. He has indicated that, if the Borough's waiver increases, he will opt back out in 2008. Ms. Gallagher presented a spreadsheet detailing the Borough's current costs and potential costs, and stated that, if each of these three employees does as they have indicated that they the Borough's 2008 costs would be approximately \$21,700 less if it opts to increase the waiver than if it does not. She noted that, in order to waive coverage, an employee must have other coverage available to him or her.

Mr. Raffetto stated that many municipalities do offer a stipend in lieu of health benefits, and it is commonly used as a means reducing costs.

Mr. Sarafin spoke again to ask if the stipend is taxable. Mr. Lang stated that it is. Mr. Sarafin suggested that the Borough require an employee's decision to waive coverage to be final. Mr. Lang stated that we cannot legally do that.

No one else came forward and the public hearing was closed.

Ordinance 2007-19 was moved by Councilmember Thompson and seconded by Councilmember Schneider.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Ordinance adopted, 6-0.

ORDINANCE 2007-19 AMENDING ORDINANCE 2007-07, ADOPTED MARCH 19, 2007, ENTITLED, "AN ORDINANCE TO ESTABLISH SALARY RANGES FOR CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF HIGHTSTOWN"

WHEREAS, Ordinance 2007-07 was adopted by the Borough Council on March 19, 2007, and established salary ranges for officers and employees of the Borough; and

WHEREAS, Section 5 of said Ordinance provides that all full-time employees who have waived health benefits coverage shall receive a supplemental stipend in the amount of \$2,150 per year; and

WHEREAS, the Borough Administrator has recommended that this Ordinance be amended to provide that the amount of the stipend shall be established by Resolution of Council;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Hightstown as follows:

Section 1. Section 5 of Ordinance 2007-07 is hereby amended as follows (deletions in ~~strikeout text~~, additions underlined):

Section 5. All full-time employees who have waived health benefits coverage shall receive a supplemental stipend in ~~the amount of \$2,150. the an amount of \$2,150 per year~~ to be established by [Resolution of the Borough Council.](#)

Section 2. All other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

Section 3. This Ordinance shall take effect upon final passage and publication in accordance with the law.

PUBLIC HEARING AND FINAL READING: ORDINANCE 2007-21,
BOND ORDINANCE PROVIDING FOR THE PURCHASE OF AN AMBULANCE FOR USE IN AND BY
THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY,
APPROPRIATING \$89,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$84,750
BONDS AND NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

Ms. Gallagher reviewed the provisions of this Ordinance, which will provide funding for the purchase of an ambulance from Washington Township, which ambulance was purchased by them on our behalf in order to expedite its being placed into service. She stated that the Borough's net debt following adoption of this Ordinance will be \$5,305,067, or 1.27% of our average equalized assessed valuation.

Mayor Patten opened the public hearing on Ordinance 2007-21.

Eugene Sarafin, 600-628 South Main Street, stated that, as a new member of the First Aid Squad, he loves this ordinance, but expressed concern at the amount of the Borough's total net debt.

No one else came forward and the hearing was closed.

Ordinance 2007-21 was moved by Councilmember Quattrone and seconded by Council President Sikorski.

Councilmember Quattrone stated that the 1994 ambulance which this rig will replace is once again out of service. We are using it as a backup, he said, and we're hoping it will hold out until the new one is in service. Someone having a heart attack, he added, depends on our rig's reliability. He recommended approval of this Ordinance.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Ordinance adopted, 6-0.

ORDINANCE 2007-21 **BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF AN AMBULANCE IN AND BY THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING \$89,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$84,750 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

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

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Borough of Hightstown, in the County of Mercer, New Jersey (the "Borough") as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the sum of \$89,000, including the sum of \$4,250 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$84,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of an ambulance, including all related costs and expenditures incidental thereto.

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

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

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

Section 5. The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

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

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

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 5 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$84,750, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$1,500 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 purpose or improvement.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Borough is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. 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 real property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

RESOLUTIONS

RESOLUTION 2007-202, ESTABLISHING AMOUNTS TO BE PAID TO EMPLOYEES WHO WAIVE HEALTH BENEFITS COVERAGE

As Ms. Gallagher had fully explained this Resolution earlier in the meeting during the public hearing on Ordinance 2007-19, Resolution 2007-202 was moved by Council President Sikorski and seconded by Councilmember Thompson.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Resolution adopted, 6-0.

RESOLUTION 2007-202 ESTABLISHING AMOUNTS TO BE PAID TO EMPLOYEES WHO WAIVE HEALTH BENEFITS COVERAGE

WHEREAS, Ordinance 2007-19 was adopted by the Borough Council on September 4, 2007, providing that full-time employees who have waived health benefits coverage shall receive a supplemental stipend in an amount to be established by Resolution of the Borough Council; and

WHEREAS, prior to the adoption of said Ordinance, the amount of this stipend was set forth in the salary ordinance adopted each year by the Borough Council; and

WHEREAS, the amount of this stipend has been set at \$2,150.00 since 1998; and

WHEREAS, the Borough Administrator has determined that the stipend offered is insufficient at this time to encourage those employees with other coverage available to them to waive coverage by the Borough, and has recommended that the amount of the stipend be increased to \$5,000.00, or one-half of the Borough's cost to provide coverage to that employee, whichever is less, effective January 1, 2008; and

WHEREAS, it is anticipated that the Borough will realize a net savings as a result of this change;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown as follows:

1. All full-time employees who have waived health benefits coverage shall receive a supplemental stipend in the amount of \$2,150.00 per year during calendar year 2007, as previously set forth by Ordinance.

2. Effective January 1, 2008, all full-time employees who have waived health benefits coverage shall receive a supplemental stipend in the amount of \$5,000.00 per year, or one-half of the Borough's cost to provide such coverage, whichever is less.
3. This Resolution shall remain in effect until superseded by further action of Council.

**RESOLUTION 2007-203, A RESOLUTION GRANTING RENEWAL OF MUNICIPAL CONSENT TO
COMCAST OF CENTRAL NEW JERSEY, INC. TO CONSTRUCT AND OPERATE
A CABLE TELEVISION SYSTEM IN THE BOROUGH OF HIGHTSTOWN**

Mr. Raffetto reviewed the provisions of this Resolution. He explained that, following the close of the public hearing on Comcast's franchise renewal, Council had 30 days to approve or deny the request. This Resolution approves renewal of the franchise and indicates that the terms and conditions of the agreement will be set forth in an ordinance to be approved by Council. Our Cable Television Advisory Committee, he said, is working with Comcast to craft this Ordinance, and prior to adoption by Council, it will be submitted to the Board of Public Utilities for their review and approval.

Resolution 2007-203 was moved by Council President Sikorski and seconded by Councilmember Harinxma.

Roll Call: Councilmembers Harinxma, Quattrone, Schneider, Sikorski and Thompson voted yes.
Councilmember Rosenberg was absent.

Resolution adopted, 5-0.

**RESOLUTION 2007-203 A RESOLUTION GRANTING RENEWAL OF MUNICIPAL CONSENT TO
COMCAST OF CENTRAL NEW JERSEY, INC. TO CONSTRUCT AND OPERATE
A CABLE TELEVISION SYSTEM IN THE BOROUGH OF HIGHTSTOWN**

WHEREAS, the Borough Council of the Borough of Hightstown (the "Borough Council") has received and considered an application filed by Comcast of Central New Jersey, Inc. (the "Applicant") for renewal of municipal consent to construct and operate a cable television system within the Borough (the "Application"), which was filed on or about April 16, 2007; and

WHEREAS, the Borough Council and the Borough's Cable Television Advisory Committee (the "CATV Committee") have reviewed the Application in accordance with the municipal consent process set forth in N.J.S.A. 48:5A-22 to -29; and

WHEREAS, the Borough Council has held a public hearing on the Application, which was commenced on July 10, 2007 and concluded on August 6, 2007, and has received public comment on the Application in accordance with N.J.S.A. 48:5A-23 and N.J.A.C. 14:18-11.6 to 11.8; and

WHEREAS, neither the presentation at the public hearing, nor any of the comments made by the public, presented any credible or valid reason to cause the Borough to deny the Application; and

WHEREAS, based upon its review of the Application and supporting materials and the Applicant's responses to questions raised at the public hearing, the Borough Council is satisfied that the Applicant possesses the requisite legal, financial, and technical competency, and general fitness, to provide cable television services to the public, as required by N.J.S.A. 48:5A-27.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED, by the Mayor and Borough Council of the Borough of Hightstown, in the County of Mercer and State of New Jersey, as follows:

1. That the Mayor and Borough Council hereby renew municipal consent to the Applicant, Comcast of Central New Jersey Inc., to construct and operate a cable television system within the Borough of Hightstown. Such municipal consent shall be codified in the form of a municipal Ordinance, which shall be adopted in accordance with N.J.S.A. 48:5A-24.

2. That a certified copy of this Resolution shall be provided to each of the following:
 - a. Comcast of Central New Jersey, Inc.
 - b. State of New Jersey Board of Public Utilities/Office of Cable Television
(Attention: Nancy J. Wolf, Coordinator, State and Local Planning, South)
 - c. Hightstown Borough Cable Television Advisory Committee
 - d. Candace B. Gallagher, Borough Business Administrator/Clerk
 - e. Frederick C. Raffetto, Esq., Borough Attorney

RESOLUTION 2007-204, A RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF
MERCER, NEW JERSEY, NAMING A REDEVELOPER FOR THE BANK STREET
REDEVELOPMENT PROJECT IN "SUB-AREA I" (BANK STREET) AS IDENTIFIED IN THE
BOROUGH'S REDEVELOPMENT PLAN

Mr. Raffetto stated that the Borough's redevelopment subcommittee had a productive meeting with Greystone on August 7th regarding the development of the mill site. A number of matters were addressed, he said, including non-residential space, financial contributions in lieu of municipal improvements, and a contribution toward the Borough's recreational needs. They had anticipated, he said, having an amended redevelopment plan ready for introduction at this meeting, but some revisions are still being worked on.

One item discussed on August 7th, Mr. Raffetto said, was the possibility of naming Greystone as redeveloper, given their ownership of most of the properties. To do so, he said, recognizes that the parties have been operating under a Memorandum of Understanding and that serious negotiations have taken place, and shows that we are on the verge of commencing redevelopment activities with that site, as long as the parties have reached an agreement within 90 days. This Resolution designates Greystone as redeveloper contingent upon the execution of a satisfactory Redeveloper's Agreement. Greystone, he said, cannot move forward until and unless an agreement is executed that will include the terms and conditions. "You'll have plenty of time when that document is distributed to review and digest it," Mr. Raffetto said. "This does not give anything away that we can't take back and does not put us in a precarious position. There is no real downside. It is just an indication that we are engaged in serious and substantial negotiations, and we anticipate that negotiations for the Redeveloper's Agreement will be complete within the next 90 days." He said that Ed McManimon is working on the draft agreement, which will come back to Council for approval, as will the ordinance to amend the plan.

Mayor Patten noted that the subcommittee consists of himself, Mr. Raffetto, Council President Sikorski, Councilmember Schneider, Planning Board chair Steve Misiura, Economic Development Committee chair Jeffrey Bond, Planning Board Attorney Gary Rosensweig, special counsel Kevin McManimon and Planning Board member Nancy Walker-Laudenberger.

Council President Sikorski asked what would happen if the Redeveloper's Agreement is not approved within 90 days. Mr. Raffetto stated that, in that event, Council could opt to take further action to extend that period.

Councilmember Schneider asked Mr. Raffetto if he feels that including the contingency of approving the redeveloper's agreement is "the right way to go," as opposed to simply designating Greystone as redeveloper at this time. Mr. Raffetto replied that this designation is intended to be a showing of good faith in recognition of our long time negotiations. We are now at the point, he said, where the subcommittee is comfortable with the proposed revisions to the plan and the designation of Greystone as redeveloper. The 90-day provision, he said, was worked out between his office and Ed McManimon's, and they feel that it is reasonable.

Council President Sikorski agreed, and said that the 90-day provision will encourage both parties to reach a consensus.

Resolution 2007-204 was moved by Council President Sikorski and seconded by Councilmember Schneider. Discussion continued.

Council President Sikorski stated that, at the beginning of the redevelopment process, he was "vehemently opposed" to the project; however, he has now served on the redevelopment subcommittee for four years, and has learned about RCAs, COAH requirements, PILOTs, and more, and he has listened to the public's complaints about the long time that this property has remained vacant. The subcommittee, he said, has exercised "careful, conscientious and informed judgment." He added that, while he is "not 100% satisfied," Council and the Planning Board have gone through a conscientious process, and the pluses outweigh the negatives. The PILOT, he said, is one of the strong benefits.

Mr. Sikorski went on to say that, currently, what we have at that site is a "blighted, underused, undertaxed property." "At the end of the day," he said, "we'll have a project that will be an asset to look at, and generate \$750,000 a year in revenue to the Borough, assuming every unit is occupied. This is substantial. We have a \$5.3 million budget, and we've had to rely on Extraordinary Aid year after year." He urged those Councilmembers who may be undecided to support the redevelopment. "We've already approved the outline," he said, "and those final details will still be up to the Council when we approve the ordinance and the final agreement."

Councilmember Harinxma said that, while she understands that something needs to be done with this site, and that we have come this far with Greystone, she feels that very little of what was originally presented still exists in the plan, and that is of concern to her.

Councilmember Thompson asked, "What is the Borough's advantage in moving forward in naming Greystone as redeveloper tonight?" Mr. Raffetto stated that there is "no significant advantage or downside to the Borough" in doing so. Councilmember Thompson asked if the plan agreed to in concept by the subcommittee is consistent with the Borough's existing redevelopment plan.

Mayor Patten asked Jeffrey Bond, subcommittee member and chair of the Economic Development Committee, to comment.

Mr. Bond said that he, at one time, felt adamantly that the 35,000 square feet of retail space required by the existing plan should remain, but Greystone's willingness to do a fee simple building of 10,000 square feet that would be separate from the Mill "was a give on their part." When they started this project, he said, there was no discussion of COAH requirements. Now, they will have to provide about 14 COAH units. Mr. Bond said that, while he is "not super happy with the vision," the subcommittee and Greystone have "probably reached an agreement that will work for everyone." It is incumbent now upon Council, he said, to make a charge to the Planning Board to make sure that the design criteria are strictly adhered to by the developer. "I don't want to see a building with a brick front and vinyl siding on the rear," he said. He added that he has confidence that this Planning Board will do that because the Board "is one of the best that we've had in years." He said it is good that the Board's chairman, Steve Misiura, was made a part of this process. He added that he "wasn't thrilled about lowering the 35,000 square feet to 20,000," but that Greystone had wanted it lowered to 15,000. In addition, Greystone did not want to build a new building, but they acquiesced. "This," he said, "is as good as we can get at this point."

Councilmember Rosenberg stated that he would like to see the Redeveloper's Agreement before acting to name Greystone as redeveloper. He also referenced the fourth "Whereas" clause in the proposed Resolution, which stated that Greystone could meet the requirements of our redevelopment plan, which they apparently cannot. As such, he said, he could not vote yes on that Resolution.

Councilmember Thompson said that he sees a disadvantage to the Borough in adopting this Resolution. "Every time we say we want to go steady [with Greystone]," he said, "they weaken the benefit to the Borough of what they are proposing." Mr. Thompson said that, while he believes that the subcommittee does have the best interest of the Borough in mind, "we have not adequately represented the Borough's interest in this negotiating process. This would be another step to minimize our potential benefit."

Motion: Councilmember Schneider agreed with Mr. Rosenberg that the fourth "Whereas" clause in the proposed Resolution does not belong there, and he made a motion that the Resolution be amended to remove that clause prior to taking action on it. His motion was seconded by Councilmember Rosenberg, and a roll call vote was taken.

Roll call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider and Sikorski voted yes.
Councilmember Thompson voted no.

Motion carried (Resolution amended), 5-1.

Resolution 2007-204 was then moved, as amended, by Council President Sikorski and seconded by Councilmember Schneider.

Roll Call: Councilmembers Quattrone, Schneider and Sikorski voted yes. Councilmembers Harinxma, Rosenberg and Thompson voted no. Mayor Patten voted yes.

Resolution adopted, 4-3.

RESOLUTION 2007-204 A RESOLUTION OF THE BOROUGH OF HIGHTSTOWN, IN THE COUNTY OF MERCER, NEW JERSEY, NAMING A REDEVELOPER FOR THE BANK STREET REDEVELOPMENT PROJECT IN "SUB-AREA I" (BANK STREET) AS IDENTIFIED IN THE BOROUGH'S REDEVELOPMENT PLAN

WHEREAS, the Borough of Hightstown wishes to name a Redeveloper for the Bank Street Redevelopment Project, which involves an area commonly known as "Sub-Area I" (Bank Street) (also referenced as the "site") as identified in the Borough's adopted Redevelopment Plan (also referenced as the "Redevelopment Plan"); and

WHEREAS, Greystone Capital Partners, L.L.C. ("Greystone"), is the owner of all or most of the properties that comprise the site; and

WHEREAS, Greystone is an established developer of mixed-use projects, similar to that required under the Redevelopment Plan for the site; and

WHEREAS, the Borough's Redevelopment Subcommittee and its professionals have been actively engaged in a dialogue with, and in a review of development proposals from, Greystone for the site; and

WHEREAS, the Borough's Redevelopment Subcommittee and its professionals have recommended that the Borough formally name Greystone to be the official Redeveloper of the site, subject to and conditioned upon the approval and execution of a Redeveloper Agreement between the Borough and Greystone which is satisfactory to the Borough and which specifies all of the terms and conditions associated with development of the site by Greystone; and

WHEREAS, it is anticipated that approval and execution of the Redeveloper's Agreement by both parties shall be completed within ninety (90) days of the adoption of the within Resolution; and

WHEREAS, following the execution of the Redeveloper's Agreement, Greystone may proceed to pursue all applicable approvals for development of the site from the Borough's Planning Board, which approvals shall be in accordance with the requirements of the Redevelopment Plan.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Hightstown, in the County of Mercer, New Jersey, as follows:

1. That Greystone Capital Partners, L.L.C. is hereby designated as the official Redeveloper of the Bank Street Redevelopment Project, subject to and conditioned upon the approval and execution of a Redeveloper Agreement between the Borough and Greystone which is satisfactory to the Borough and which specifies all of the terms and conditions associated with development of the site by Greystone.

2. That the within designation is hereby made for a limited period of ninety (90) days and is further subject to and conditioned upon Greystone providing any additional project related information as may be requested by the Borough.
3. That following the execution of the Redeveloper's Agreement, Greystone may proceed to pursue all applicable approvals for development of the site from the Borough's Planning Board, which approvals shall be in accordance with the requirements of the Redevelopment Plan.
4. That the Borough's professionals are hereby authorized and directed to concluded negotiations with Greystone concerning the terms and conditions of the proposed Redeveloper's Agreement, and to submit the said Redeveloper's Agreement to the Borough Council for its consideration in a timely manner, in accordance with the timeframe contemplated in this Resolution.
5. That all Borough officials, employees and agents are hereby authorized to undertake all actions that are necessary in order to effectuate the intentions of this Resolution.
6. That a copy of this Resolution shall be provided to each of the following:
 - a. Greystone Capital Partners, L.L.C.
 - b. Michael Gross, Esq.
 - c. Frederick C. Raffetto, Esq., Borough Attorney
 - d. Edward J. McManimon III, Esq., Borough Special Counsel
 - e. Gary S. Rosensweig, Esq., Planning Board Attorney
 - f. Carmela Roberts, P.E., Borough Engineer
 - g. Candace Gallagher, Borough Administrator/Clerk

CONSENT AGENDA

Resolutions 2007-205 through 2007-209 were moved by Council President Sikorski and seconded by Councilmember Schneider.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Resolutions adopted, 6-0.

RESOLUTION 2007-205 AUTHORIZING PAYMENT OF BILLS

WHEREAS, certain bills are due and payable as per itemized claims listed on the following schedules, which are made a part of the minutes of this meeting as a supplemental record;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the bills be paid on audit and approval of the Borough Administrator and the Treasurer in the amount of **\$976,311.86** from the following accounts:

Current	\$ 828,894.26
W/S Operating	107,051.72
General Capital	23,950.70
W/S Capital	110.00
Trust	1,513.32
Grant	7,732.86
RCA – COAH	900.00
Escrow – Subdivision & Site Plan (First Washington Bank)	<u>6,159.00</u>
Total	<u>\$976,311.86</u>

**RESOLUTION 2007-206 AUTHORIZING RELEASE OF AMOUNTS REMAINING IN ESCROW –
LAWRENCE AND CHERYL STERLING**

WHEREAS Lawrence and Cheryl Sterling posted funds in escrow with the Borough relative to their Planning Board application; and

WHEREAS the work is now complete, and the Borough Engineer has recommended release of all remaining escrow held by the Borough on their behalf, subject to payment of any outstanding fees;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Treasurer is hereby authorized and directed to return to Lawrence and Cheryl Sterling any and all funds remaining in their escrow account as detailed herein.

RESOLUTION 2007-207 AUTHORIZING ISSUANCE OF RAFFLE LICENSE #RL-178 TO HIGHTSTOWN WOMAN'S CLUB

WHEREAS, the Hightstown Woman's Club wishes to hold an off-premise merchandise raffle at 320 North Main Street on February 23, 2008; and

WHEREAS, the group has submitted application number RA-178 for this raffle, together with the required fees; and

WHEREAS, the Borough Clerk and the Chief of Police have reviewed the application and have determined that the requirements of N.J.S.A. 5:8-53, regarding the applicant, the members in charge of the game, and the game itself, have been met;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Clerk is authorized to issue Raffle License No. RL-178 to the Hightstown Woman's Club for their raffle to be held on February 23, 2008.

RESOLUTION 2007-208 AUTHORIZING ISSUANCE OF LICENSES FOR AUCTION - EMPIRE AUCTIONS

WHEREAS, applications for licenses to hold auctions at 278 Monmouth Street in the Borough of Hightstown on Saturday, September 8, 2007 and on Saturday, September 29, 2007 have been submitted by Empire Auctions, together with the required fees; and

WHEREAS, the applications have been reviewed and approved by the Chief of Police; and

WHEREAS, it is the desire of the Mayor and Council that licenses be issued to Empire Auctions for these events;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Clerk is hereby authorized to issue licenses to Empire Auctions for their auctions to be held at 278 Monmouth Street on Saturday, September 8, and Saturday, September 29, 2007

RESOLUTION 2007-209 AMENDING THE CAPITAL BUDGET
(included at end of these 9/4/07 minutes)

COUNCIL COMMENTS AND COMMITTEE REPORTS

Councilmember Quattrone reported that he, personally, has delivered between 50 and 60 notices to homes that are not recycling properly. They will be inspected again, he said, and could be fined or be forced to give up their right to trash removal. He took on this responsibility himself, he said, and is performing most of the inspections. Our Public Works office has already received several calls and requests for recycling containers from those receiving notices and he has seen a difference. "Recycling is the law," he said. "It has to be done." Mr. Quattrone went on to say that Public Works is operating right now with a "skeleton crew" and "we're at our limit. Things are going very slowly." "Bear with us," he said. "We are picking up what we can when we can." Lastly, Councilmember Quattrone reported that the new fire truck should be here at the end of the week, and will then be going out for detailing.

Council President Sikorski reported that he has been working closely with the Borough's construction office, which has been "very active." Mr. Chin, he said, is inputting data into a new program for that office. He is working long hours and is doing an excellent job. Mr. Sikorski also commended Ms. Gallagher for "putting up with lots of questions, especially on Council meeting days."

Councilmember Thompson commended Councilmember Quattrone for his commitment to the town, and Councilmember Harinxma for her work on the Parks Commission's summer concert series.

Councilmember Harinxma thanked the Fire Department and the Public Works department for their assistance during the concerts. "Without them," she said, "it could not have happened." The Commission plans to sponsor concerts again next year, she added.

Councilmember Rosenberg reported that "the Greenway is coming along nicely at Rocky Brook Park," and added that it is "amazing in the wetlands area." He said that the Environmental Commission is working on a map of the Greenway that will be available at the Community Fair, and he thanked Perritt Labs for their donation toward a brochure.

Ms. Gallagher reported that the Hightstown Masons have asked to assist the Borough in sponsoring a second Borough-wide garage sale this year, to be held on October 13. Registration is available at the Borough's website, and a notice will be placed in the Crier. The Masons will be handling other publicity, she said.

Mayor Patten reminded all that the Borough's 5th annual Community Fair will take place on Saturday, October 6. This year's event will be bigger, he said, with more children's activities. The Mayor also encouraged all to shop at the Greater Goods Thrift Store on Mercer Street. "The bargains are unbelievable," he said, and noted that the Community Action Service Center benefits from each sale. Lastly, Mayor Patten reminded all that the Service Center's annual dinner will be held on September 28 and encouraged attendance at the event.

PUBLIC COMMENT II

Mayor Patten opened the floor once again for public comment.

Eugene Sarafin, 600-628 South Main Street, said that he is now paying \$3,010.98 per quarter in taxes, and "every year it goes up." "How much longer will we keep this up?" he asked. Mr. Sarafin went on to say that he called the New Jersey State Treasurer's office to inquire about tax maps. Hightstown's map, he said, was fully approved on June 27, but East Windsor's map has not yet been returned to them with the required corrections. "East Windsor," he said, "purposely made sure that there was no revaluation this year," and he finds that objectionable, adding "Our tax rate should \$2.40, not \$6.06," although, he pointed out, assessed values will be higher, and some homes will feel the impact more than others. "What is disturbing," he said, "is that East Windsor can hold up their tax map and not return it, so the reval gets delayed. It is costing us all money." "The impact of immigrants is also costing us," Mr. Sarafin went on to say. He said that things are different today than in generations past, and "we don't have a Protestant ethic. ... It is costing us money in that you are subsidizing lawnmowing services, restaurant services and maids."

Gary Lucas, 14 Maple Avenue, said that he is very concerned about the Minute Maid and Mill projects. Hightstown has not grown much since 1985, he said, but taxes have gone up tremendously, and school taxes comprise about half of the tax bill. What he pays each year, he said, is about a third of what it costs to put a child through school, so he has not paid enough to finance the education of his own child in the system. "Someone else had to be paying," he said, and feels that our businesses subsidize this cost. As such, he asked how there could be any net gain if the Borough is proposing to turn its two largest business properties into residential properties. He said that, although the properties in question "may be ugly, I'll bet that they are a net gain right now," and said that the Borough would be "ahead of the game if no one developed them." The only real gain, he said, would be if businesses went in at those locations. "I would like to see this

whole project go away," he said, adding that Council should try to help the property owner do something with it as a business property and not as a residential property. "We're better off with it sitting empty," he said.

Mayor Patten noted that we are part of a regional school system, and the Borough's share of school taxes is less than 14%. East Windsor pays the remainder.

Ellen Shea, 204 Franklin Street, stated that there is "deafening noise" on that street from truck traffic (which, she said, is "heavier than ever"), and that the manhole covers near Clinton Street make a lot of noise as traffic crosses them. Mayor Patten said that the Borough's Public Works department would be asked to look at this.

Torry Watkins, 68 Meadow Drive, said that he "read with dismay" that Council voted to acquire a police dog. The minutes reflect, he said, that Councilmember Rosenberg raised the question of how this would impact overtime for the Police department during the training period, but there is also likely to be an impact on the duty chart once the K-9 unit is established. He predicted that the Borough would accommodate requests to bring the dog into schools and to events, and asked who would "rearrange the duty chart so that we are not paying overtime to that cop to take the dog to every venue in the area." He noted that, when that officer is out with the dog, he will need to be replaced on the schedule by someone else. "I would like Council to begin asking questions before we actually get into that business," he said. Mr. Watkins went on to note that it was stated that one of the dog's primary purposes would be "drug sniffing," and said, "I hope we don't intend to get into proactive enforcement of our discredited drug laws. The Federal government took us into drug enforcement 80 years ago and it's been an unmitigated disaster ever since. I do not want to see us lend our good name to that effort."

J. P. Gibbons, 602 North Main Street, applauded those Councilmembers who voted against Resolution 2007-204. "I believe that the rug mill is a 'done deal,'" he said, "and I strongly suggest that you take a good look at that and not repeat the same mistake at Minute Maid." Mr. Gibbons went on to address the acquisition by our police department of a K-9 unit. "We're 1.2 square miles," he said, "and we have a dog force." His concern, he said, is the Borough's liability if the dog bites someone. It requires proper training and accommodations, he said, and noted that the county can provide drug dogs if we need them. Mr. Gibbons closed his comments by again calling for a "town hall where people can talk about whatever they want."

No one else came forward and the floor was closed.

EXECUTIVE SESSION II

Ms. Gallagher read aloud Resolution 2007-199, authorizing a closed session for the purpose of discussing contract negotiations, personnel and possible litigation. The Resolution was moved by Council President Sikorski and seconded by Councilmember Thompson.

Roll Call: Councilmembers Harinxma, Quattrone, Rosenberg, Schneider, Sikorski and Thompson voted yes.

Resolution adopted, 6-0.

RESOLUTION 2007-199 AUTHORIZING A MEETING WHICH EXCLUDES THE PUBLIC

BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that this body will hold a meeting on September 4, 2007 at approximately 8:30 p.m. at Borough Hall that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7b of the Open Public Meetings Act.

The general nature of the subject or subjects to be discussed:

Contract Negotiations – Interlocal Garbage Collection Services
Personnel
Possible Litigation

Stated as precisely as presently possible the following is the time when and the circumstances under which the discussion conducted at said meeting can be disclosed to the public: December 4, 2007, or when the need for confidentiality no longer exists.

The public is excluded from said meeting, and further notice is dispensed with, all in accordance with sections 8 and 4a of the Open Public Meetings Act.

Upon reconvening into open session, adjournment was moved by Councilmember Quattrone, seconded by Councilmember Schneider and unanimously approved. The meeting was adjourned at 9:02 p.m.

Respectfully submitted,

Candace B. Gallagher, RMC
Borough Clerk