

**Meeting Minutes
Hightstown Borough Council
Regular Meeting
January 27, 2014
6:30 pm**

The meeting was called to order by Mayor Kirson at 6:30pm and he read the Open Public Meetings Act statement which stated, "Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act, pursuant to Public Law 1975, Chapter 231. Said notice was sent to the *Trenton Times* and the *Windsor-Hights Herald*, and is posted in the Borough Clerk's office."

The flag salute followed Roll Call.

	PRESENT	ABSENT
<i>Councilmember Bluth</i>	✓	
<i>Councilmember Doran</i>	✓	
<i>Councilmember Hansen</i>	✓	
<i>Councilmember Misiura</i>	✓	
<i>Councilmember Quattrone</i>	✓	
<i>Councilmember Thibault</i>	✓	
<i>Mayor Kirson</i>	✓	

Also in attendance: Debra Sopronyi, Borough Clerk; James LeTellier, Police Director; and Barry Capp, Borough Attorney.

Resolution 2014-26 Authorizing a Meeting Which Excludes the Public

Mayor Kirson requested that contract negotiations, PBA letter be added to this resolution.

Councilmember Misiura questioned whether Councilmember Thibault should be present for the discussion regarding police matters, given that he is suing the Police Department.

Councilmember Thibault stated that he does not feel that he needs to recuse himself from these discussions and does not see a conflict.

Councilmember Misiura asked the Attorney for a determination. Barry Capp, Borough Attorney, noted that he cannot instruct Councilmember Thibault to recuse himself; however, given the discussion that is to be held, he does not see a conflict.

Councilmember Quattrone moved resolution 2014-26 as amended; Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Doran, Hansen, Misiura, Quattrone and Thibault voted yes.

Resolution adopted as amended, 6-0.

Resolution 2014-26

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

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 January 27, 2014 at approximately 6:30pm in the First Aid Building located on Bank Street, Hightstown that will be limited only to

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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:

Personnel – Borough Administrator
Police Department
Contract Negotiations – PBA Letter

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: March 27, 2014 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 public meeting was called to order by Mayor Kirson at 7:35 pm and he read the Open Public Meetings Act statement.

The Flag Salute followed Roll Call. George Lang, CFO, was now present.

Councilmember Thibault requested that the agenda be amended to include 2014 budget, code enforcement, and the cost of the incident at the High School be added to the agenda.

Councilmember Doran moved the agenda as amended for approval, Councilmember Thibault seconded.

Roll Call Vote: Council members Doran and Thibault voted yes; Council members Bluth, Hansen, Misiura, and Quattrone voted no.

Agenda amendment defeated 2-4.

Councilmember Misiura moved the agenda as presented for approval, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Hansen, Misiura, and Quattrone voted yes; Doran and Thibault voted no.

Agenda approved 4-2.

Councilmember Quattrone moved the October 7, 2013 executive session minutes for approval, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Councilmember Quattrone moved that the October 21, 2013 open session minutes for approval, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the October 21, 2013 executive session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the November 4, 2013 open session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the November 4, 2013 executive session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the November 18, 2013 open session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the November 18, 2013 executive session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the December 2, 2013 open session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

Council President Bluth moved that the December 2, 2013 executive session minutes for approval, Councilmember Quattrone seconded.

Roll Call Vote: Council members Bluth, Doran, and Quattrone voted yes; Council members Misiura, Hansen and Thibault abstained.

Minutes approved 3-0, with three abstentions.

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Mayor Kirson opened public comment period I and the following individuals spoke:

Walter Sikorski, 326 N. Main Street – read portions of an article in the Trenton Times regarding property tax relief and shared services; gave suggestions regarding Borough Hall.

Eugene Sarafin, 628 S. Main Street – commented that he resents the reference to God in the pledge of allegiance and that he looks forward to upcoming Council decisions.

There being no further comments, Mayor Kirson closed the public comment period.

Ordinance 2014-02 Final Reading and Public Hearing – An Ordinance Authorizing the Borough of Hightstown to Enter into a Lease Agreement with Hights Realty, LLC, in Order to Lease a Certain Portion of Real Property Located at 415 Mercer Street, More Commonly Known and Designated as Block 61.01, Lot 43 on the Borough's Tax Map

Mayor Kirson opened the public hearing on ordinance 2014-02 and the following individuals spoke:

Eugene Sarafin, 628 S. Main Street – inquired as to the cost for the lease.

Mayor Kirson confirmed the cost of the lease.

There being no further comments, the public hearing was closed.

Council President Bluth moved ordinance 2014-02 for adoption, Councilmember Misiura seconded.

Roll Call Vote: Council members Bluth, Doran, Hansen, Misiura, Quattrone and Thibault voted yes.

Ordinance adopted 6-0.

Ordinance 2014-02

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AN ORDINANCE AUTHORIZING THE BOROUGH OF HIGHTSTOWN TO ENTER INTO A LEASE AGREEMENT WITH HIGHTS REALTY, LLC, IN ORDER TO LEASE A PORTION OF CERTAIN REAL PROPERTY LOCATED AT 415 MERCER STREET, MORE COMMONLY KNOWN AND DESIGNATED AS BLOCK 61.01, LOT 43 ON THE BOROUGH'S TAX MAP.

WHEREAS, Hights Realty, LLC (also referenced as the "Landlord") is the owner of certain real property located at 415 Mercer Street in the Borough of Hightstown (also referenced as the "Borough"), more commonly known and designated as Block 61.01, Lot 43 on the Borough's Tax Map (hereinafter referenced as the "Property"); and

WHEREAS, the Borough wishes to acquire an interest in the Property by way of a lease agreement so that the Borough may continue to utilize a portion of said Property as the site of the Borough's Police Department (and associated operations); and

WHEREAS, the Borough and the Landlord have reached an understanding regarding the terms and conditions associated with this undertaking; and

WHEREAS, said terms and conditions are contained in a proposed Lease Agreement, a copy of which is attached hereto and made a part hereof (copies of the proposed Lease Agreement are available at no cost from the Borough Clerk's office during regular business hours); and

WHEREAS, the Mayor and Borough Council believe that the proposed Lease Agreement is in the best interests of the Borough; and

WHEREAS, the New Jersey Local Lands and Buildings law, N.J.S.A. 40A:12-1, *et seq.*, and specifically N.J.S.A. 40A:12-5(a)(1), authorizes a municipality, by ordinance, to provide for the acquisition of any real property by purchase or lease; and

WHEREAS, the Mayor and Borough Council wish to authorize the appropriate Borough Officials to execute the attached Lease Agreement on behalf of the Borough for the public purposes set forth above.

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

1. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, the attached Lease Agreement between the Borough of Hightstown and Hights Realty, LLC, so that the Borough may lease the Property for the public purposes referenced above in accordance with the terms and conditions set forth in the said Lease Agreement.
2. That all Borough officials and professionals are hereby authorized and directed to take all actions that are necessary in order to effectuate the intentions of this Ordinance.
3. That the provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any court of competent jurisdiction, such judgment shall be limited in its effect only to that portion of the Ordinance actually adjudged to be invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.
4. That all other Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.
5. That this Ordinance shall take effect upon final passage and publication in accordance with the law.

Mayor Kirson stated that the Borough is fortunate that three more people have volunteered for the Fire Department, noting that in 2013 there were over 500 calls answered by the Department.

Noting that the volunteers are not present to be recognized, Mayor Kirson suggested that resolutions 2014-27, 2014-28 and 2014-29 be voted on as a consent agenda. He also noted that the last two resolutions on the consent agenda are numbered 2014-33; the second resolution authorizing the Sustainable Jersey Grant is to be corrected to be numbered as 2014-34.

Councilmember Quattrone moved resolutions 2014-27, 2014-28 and 2014-29 as a consent agenda. Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Doran, Hansen, Misiura, Quattrone and Thibault voted yes.

Resolutions adopted 6-0.

Resolution 2014-27

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**ACCEPTING MEMBERSHIP OF ABEL E. PLAZA
IN HIGHTSTOWN ENGINE CO. NO. 1**

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WHEREAS, Abel E. Plaza of East Windsor, New Jersey has applied for membership in Hightstown Engine Company No. 1; and

WHEREAS Mr. Plaza has undergone and passed the required physical examination, and his membership application has been reviewed and approved by Fire Chief Lawrence Van Kirk;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the membership of Abel E. Plaza in Hightstown Engine Company No. 1 is hereby accepted.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to Hightstown Engine Co. #1.

Resolution 2014-28

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**ACCEPTING MEMBERSHIP OF JACOB A. KRAKOWSKI
IN HIGHTSTOWN ENGINE CO. NO. 1**

WHEREAS, Jacob A. Krakowski of Hightstown, New Jersey has applied for membership in Hightstown Engine Company No. 1; and

WHEREAS Mr. Krakowski has undergone and passed the required physical examination, and his membership application has been reviewed and approved by Fire Chief Scott Jenkins;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the membership of Jacob A. Krakowski in Hightstown Engine Company No. 1 is hereby accepted.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to Hightstown Engine Co. #1.

Resolution 2014-29

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

**ACCEPTING MEMBERSHIP OF JASON T. FOWLER-REED
IN HIGHTSTOWN ENGINE CO. NO. 1**

WHEREAS, Jason T. Fowler-Reed of Hightstown, New Jersey has applied for membership in Hightstown Engine Company No. 1; and

WHEREAS Mr. Fowler-Reed has undergone and passed the required physical examination, and his membership application has been reviewed and approved by Fire Chief Lawrence VanKirk;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the membership of Jason T. Fowler-Reed in Hightstown Engine Company No. 1 is hereby accepted.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be forwarded to Hightstown Engine Co. #1.

Councilmember Thibault requested that resolution 2014-30 for the payment of bills be pulled from the consent agenda.

Consent Agenda - Resolutions 2014-31, 2014-32, 2014-33 and 2014-34

Councilmember Quattrone moved the consent agenda for approval, Council President Bluth seconded.

Roll Call Vote: Council members Bluth, Doran, Hansen, Misiura, Quattrone and Thibault voted yes.

Resolutions adopted, 6-0.

Resolution 2014-31

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AUTHORIZING A TRANSFER OF FUNDS IN THE 2013 BUDGET

Whereas, N.J.S.A. 40A:4-58 provides that the governing body may authorize a transfer of funds in the budget during the last two months of the fiscal year and first three months of the following year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the following transfers in the 2013 budget are hereby authorized:

<u>Current:</u>	<u>From</u>	<u>To</u>
Group Health Insurance		
Other Expenses	\$ 10,000.00	
Snow Removal		
Other Expenses		\$ 10,000.00
TOTALS	\$ 10,000.00	\$ 10,000.00

Resolution 2014-32

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

AUTHORIZING THE ISSUANCE OF AN AUCTION LICENSE – EMPIRE ANTIQUES

WHEREAS, an application for a license to hold an auction on Saturday, February 1, 2014 at 278 Monmouth Street in the Borough of Hightstown has been submitted by Empire Antiques, together with the required fee; and

WHEREAS, the application has been reviewed and approved by the Police Director; and

WHEREAS, it is the desire of the Mayor and Council that a license be issued to Empire Antiques for this event.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Clerk is hereby authorized to issue a license to Empire Antiques for their auction to be held on Saturday, February 1, 2014 at 278 Monmouth Street.

Resolution 2014-33

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

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**AUTHORIZING RELEASE OF ESCROW FUNDS – WORLDWATER & SOLAR
TECHNOLOGIES, INC. (BLOCK 7, LOTS 41-43 AND BLOCK 18, LOTS 8-12)**

WHEREAS, Worldwater and Solar Technologies, Inc. submitted funds to be held in escrow for projects related to Block 7, Lots 41-43 and Block 18, Lots 8-12; and

WHEREAS Worldwater and Solar Technologies, Inc. has requested that the escrow funds on deposit with the Borough for Block 7, Lots 41-43 and Block 18, Lots 8-12 be released; and

WHEREAS, Worldwater and Solar Technologies, Inc. has requested said release because they will not be moving forward with the project; and

WHEREAS, the Borough Engineer has recommended the release of the escrow funds.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Hightstown that the Borough Clerk is authorized and directed to release the escrow funds on deposit with the Borough to Worldwater and Solar Technologies, Inc.

A certified copy of this Resolution shall be provided to the following:

- a. Worldwater and Solar Technologies, Inc.
- b. Janice Mohr-Kminek, Treasurer
- c. Planning Board Secretary
- d. Carmela Roberts, Borough Engineer
- f. Gary Rosensweig, Planning Board Attorney

Resolution 2014-34

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

SUPPORTING AND AUTHORIZING THE SUSTAINABLE JERSEY GRANT APPLICATION

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Hightstown Borough strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Hightstown Borough is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

THEREFORE, the Mayor and Council of Hightstown Borough has determined that Hightstown Borough should apply for the aforementioned Grant.

THEREFORE, BE IT RESOLVED, that the Mayor and Council of Hightstown Borough, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

Resolution 2014-30 Authorizing the Payment of Bills

Council President Bluth moved Resolution 2014-30, Councilmember Quattrone seconded.

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Councilmember Thibault noted that he had previously voted no for several items on the bills list, so rather than pull those items from the list, he will vote no on the bills list.

Roll Call Vote: Council members Bluth, Doran, Hansen, Misiura, and Quattrone voted yes; Councilmember Thibault voted no.

Resolution adopted, 5-1.

Resolution 2014-30

*BOROUGH OF HIGHTSTOWN
COUNTY OF MERCER
STATE OF NEW JERSEY*

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, the appropriate Department Head and the Treasurer in the amount of \$882,224.29 from the following accounts:

Current		\$789,265.21
W/S Operating		43,163.11
General Capital		8,014.00
Water/Sewer Capital		40,560.22
Grant		0.00
Trust		280.00
Housing Trust		0.00
Animal Control		0.00
Law Enforcement Trust		0.00
Housing Rehab Loans		0.00
Unemployment Trust		0.00
Escrow		<u>941.75</u>
Total		<u>\$882,224.29</u>

Borough Hall

Mayor Kirson reviewed the meeting and tour of the municipal building with FEMA that was held last week, noting that FEMA made it clear that there is a slim chance the Borough will qualify to participate in the 51% program; FEMA estimates the cost to get the building back to the way it was prior to the flooding is \$350,000; the value to re-build is \$3M plus mitigation cost.

Mayor Kirson then directed Council's attention to an e-mail from Eli Goldstein, which contained a chart that has been distributed to Council and the public. (The chart gave framework for the FEMA application.) He noted that according to the e-mail, the FEMA determination may have possibly changed and the Borough could possibly get \$900,000 from FEMA. He then continued that they are still trying to get confirmation as to whether the Borough has to build in the same location with these funds. He noted that the purpose of the discussion tonight is to determine the scope of the project, taking all payments into consideration.

Council President Bluth noted that she is totally against building a new building and suggested that the Borough move forward by getting the insurance money and using it to improve the Public Works building for the Administrative offices, and take out a longer lease for the Mercer Street property for the Police Department.

Councilmember Hansen was present at the meeting and noted that a representative from the State OEM office was present at the meeting on behalf of the Borough, and was impressive. She continued that the meeting and walk-through gave numbers that the Borough can work with, but are not final. It is important that we get clarification from FEMA and the insurance negotiation is the next big step; this will affect the decision of what we need and whether to re-build. She commented that she does not want to go into debt with this project, but it must meet the Borough's needs. She commented that we need to keep emergency services out of the flood zone; and should not re-build in the same area, keeping in mind that it would also affect our ability to re-develop. This exercise must be walked through regarding funds, location and scope. She noted that her position is the same as it always has been.

Councilmember Misiura stated that the chart is self-explanatory; the Police Department square footage went from \$400sf to \$175sf; how did we go from \$6M to \$2M? Where we go depends on how much we get; and whether the conditions of the 51% program require that we build in the same location. He continued that we also need to know what we will be getting from the insurance. He noted that we do not need to re-build a court, and there are three Police Departments within five miles of the Borough making it possible to share facilities. He agreed with Councilmember Hansen that Borough Hall should not be re-built in the flood zone.

Mayor Kirson noted that the Borough gets one bite of the apple from FEMA; we cannot go to them again, but FEMA's goal is to put us in the best possible condition so we do not face flooding again. The insurance company was willing to pay for another location, and they are no longer the JIF insurance company, so they may just want to get out of this situation.

Councilmember Misiura inquired as to whether an insurance meeting was ever held using the Perez and Goldstein plans, both of which put the cost over \$2.5M. Mr. Capp, Borough Attorney, noted that it had and the insurance stated that the limit on the policy is \$2.5M because the Borough did not have flood insurance.

Mayor Kirson noted that Council needs to decide what the Borough is going to do with the funds received, \$2.5M from insurance and whatever we get from FEMA. What are we going to do and where are we going to do it? This is what we need to know and that is the purpose of tonight's discussion. Are we going to re-build or move Borough Hall; or alter Public Works as suggested by Council President Bluth and fix up the Mercer Street leased property for the Police Department? He noted that the estimate to demo the old building is approximately \$200,000.

There was discussion regarding the possible funds to be received.

Councilmember Thibault commented that we are in the same position as we were six months ago; we still do not know how much money we are going to receive. We had bonded \$375,000 for modulares, and we should re-consider that idea. He then requested that the new Council members receive a copy of the modular plan previously designed by the Borough Engineer. He continued that no decisions can be made until we have exact figures for what is going to be received.

Councilmember Hansen noted that the repair costs in the chart are only raw costs.

Mayor Kirson asked Council, if we had \$2.5M what would we do?

Councilmember Quattrone noted that it appears Council does not want to build in the flood zone. He suggested that a committee be formed of Council members that are available, to develop the numbers for the project(s). He noted that we need to move forward.

Mayor Kirson again inquired if we had \$2.5M what would you do with it? He then noted that an application to FEMA could take months.

Councilmember Quattrone commented that we should work with the Architect regarding altering the Public Works building for Administration, upgrading the Mercer Street property for the Police Department, and leave the court in Robbinsville.

Mayor Kirson noted that Council needs to focus on the \$2.5M to \$3M figure and move forward.

Councilmember Misiura noted that the temporary situation seems to be working; and suggested using Public Works for Administration, and share some Police services and lengthen the lease on Mercer Street. He then asked Mayor Kirson what he suggests.

Mayor Kirson commented that Council blew the best opportunity to resolve all these issues, so he is leaving it up to Council. We could have owned the Mercer Street property for \$1M, but we can't go back, so we must move forward, and we should not be bonding any big money.

Councilmember Thibault stated that about a year ago we were getting \$3.7M from insurance and FEMA said moving to the Lucas property did not make economic sense; he suggested that the modular plan be reviewed as their placement is out of the flood zone. Mayor Kirson inquired as to when that was said by FEMA as he had never heard this before, and Councilmember Thibault said it was in a memo that he has acquired. Mayor Kirson and the other members of Council requested that Councilmember Thibault forward them a copy of this memo.

Mayor Kirson noted that the Architect has stated that modulars will not work and the plan is not feasible for this project, it would be too costly.

Councilmember Hansen noted that she does not want to see modulars anywhere in the Borough. It would be a huge improvement to clear that property and beautify the town, as well as assist with developing the Rug Mill. There is no need to go into modular discussion when we need to work with the property we have.

Council President Bluth suggested that Mayor Kirson reach out to the insurance and get the numbers; the Council members who have spoken seem to agree with Councilmember Quattrone and Council President Bluth that we need to upgrade Public Works for Administration and extend the lease for the Police Department. We need to improve the present situation and move forward. It has been several years, we need to move on.

Councilmember Quattrone noted that this is the perfect opportunity for us to do what the state and everyone is asking for, shared services. While the distance to the court places a burden on the police department, we may have to add personnel to fill the void when an officer has to leave the Borough; but the police have left the Borough many items over the years to take prisoners to Trenton and so forth. It is time for us to move to shared services, and we should contact the state and let them know our plans, I really think it will work.

Councilmember Doran noted that she believes the Council having a consensus is as firm as a bowl of jello; the Council had a consensus in the past, but that can be derailed very quickly; the new regime came in with a mandate, and rock and roll...do it, because this Council has already made a decision on what they want to do. The previous Council decided that they would take the insurance money and re-build the old Borough Hall. She personally thinks it is ridiculous not to re-build the old building; we should be taking the money and working with that figure to re-build the old Borough Hall. We need to take the money and re-build in the same location to retain that small town status rather than trying to turn it into a suburb.

There was discussion regarding a committee and discussions with the insurance. It was noted that there is already a committee that consists of the Mayor, Councilmember Hansen, Mr. Goldstein, and the Police Director. It was decided that the Mayor would contact the insurance to set up a meeting as soon as possible and it was confirmed that the Borough Attorney would also be included.

Mayor Kirson noted that we have to keep the project rolling and the next step with FEMA is to decide if we want the Engineer to develop a mitigation plan for the present building. He will ask her to prepare a fee proposal to develop a mitigation plan, and if it is reasonable, we should apply to FEMA.

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Mayor Kirson then confirmed that he will be contacting the insurance to set up a meeting and contact the Engineer to get the proposal.

There was discussion regarding the possibility of litigating against the insurance company, and the Borough Attorney advised that the policy states the limit is \$2.5M in a 100 year flood zone. The only question was sub-limits and this project would not exceed the \$500,000 deductible under each, using the \$200,000 estimate for the demolition as an example. The limit is \$2.5M with a \$500,000 deductible, and any legal argument otherwise is thin.

Mayor Kirson opened the public comment period II and the following individuals spoke:

Eugene Sarafin, 628 S. Main Street – commented that the numbers in the chart are wrong; Council members are not experts; we should sue the JIF; Council has spent \$1/2M already and it is coming out of the resident's pockets; it is a waste of time to go to FEMA; get your \$2.5M and work with the present properties.

James Douglas 25 Barton Drive – noted that he thinks that Hightstown should become the village of East Windsor. He suggested Council take the money and rent facilities, and do not build anything. Demo the old building and make a park on the property (it is an awful building); using modulars is a crazy idea; taxes keep going up, Council should work on consolidating with East Windsor.

Jeff Peters, 113 Park Way – congratulated Council on finally making a decision not to build in the flood zone; recommended they keep flexibility in mind and work on consolidation with shared services; recommended not re-building.

Jeff Bond, 210 South Main Street – inquired as to the purpose of the Code Enforcement Officer; inspections are way behind; there needs to be an answer as to whether the Borough can take the funds from the insurance and do what they want, or not.

There being no further comments, Mayor Kirson closed the public comment period.

Mayor/Council/Administrative Comments and Committee Reports

Councilmember Misiura – gave a Construction Office update which noted that thirty notices have been sent out for Landlord Registrations by the Clerk and fire inspections are being scheduled; there are trip hazards on sidewalks and residents need to be made aware that it is the responsibility of the Homeowner to repair and maintain their sidewalks; the Planning Board is getting closer to finalizing the Master Plan Re-examination and a public hearing will be held, he hopes Council will attend; the Historic Society held a nice banquet, and they do nice work; suggested that Council members and Residents consider becoming members; noted that in the past the Borough bailed out Peddie, per a talk at the banquet which was given by a previous Borough Historian.

Councilmember Hansen – noted that she has toured the Wastewater Treatment Plant, and Water Plant; the AWWTP was interesting and the facility is complicated, the Water Plant was interesting and the facility is very clean; these facilities are a huge responsibility for the Borough. She attended the Elected Official training last Saturday and found it very interesting. She toured the old building and wore a mask due to the mold and asbestos issues in the building; she also attended the meeting with FEMA.

Councilmember Thibault– noted that the First Aid has new members and that the ambulance broke down again; he will follow up with the Attorney regarding the matter. He commented that he was shocked that he had three things for Council to discuss but they voted against it; he noted that the discussion regarding the 2014 budget was to get the meetings started so we could bid out various items to see if they would save us money, he is surprised that the code enforcement ordinance is not on the agenda, and he wanted to know the cost of the police coverage for the incident at the High School and whether we get reimbursed from East Windsor for some of the cost. Apparently Council is not interested in these matters.

Councilmember Doran – noted that the Environmental Commission held their re-organization meeting and the grant application that Council has approved is at no cost to the Borough. The Borough receives many grants for its size and Keith LePrevost is a very good grant writer; there are high hopes of receiving grant funds from the application approved. Kathy Patten has stepped down as Chair of the Housing Authority and she will be missed, James Eufemia is the new Chair. Keith LePrevost is running the Housing Authority very well and a lot of upgrades have been done; the town can be very proud of the Housing Authority.

Councilmember Quattrone – commented that he is happy about the new volunteers at the Fire Department and First Aid; Public Works has been busy fixing water mains, there have been four in the last couple weeks and they are doing a good job; our salt and sand supply is quickly diminishing due to the weather; add-ons to the agenda should be requested in advance so it is on the agenda when it is made public; if there are questions about anything on the agenda or the bills list, you should go to Borough Hall and get your answers before the meeting, this is a Council responsibility.

Council President Bluth – noted that she attended the Parks & Recreation meeting and they are a great group of people with good ideas; the Triathlon will be held on August 17th; she also attended the Bridge Committee meeting and bids were opened last week and we are awaiting the Engineers recommendation.

Mayor Kirson – noted that the Public Works crew started at 6pm last night to work on the water main break on Stockton Street and worked through the night and today to get it fixed. While trash pick-up will take place, no other services from Public Works will be provided tomorrow as the crew is being sent home to get some sleep. He commented that Hightstown is the smallest big city with the utilities and all the services being provided, we are very fortunate that we have great employees and volunteers.

Council President Bluth moved to adjourn at 9:30 pm, Councilmember Quattrone seconded. All ayes.

Respectfully Submitted,

Debra L. Sopronyi, RMC
Borough Clerk