

**POHATCONG TOWNSHIP COUNCIL
REGULAR MEETING**

Tuesday July 21, 2026

NOTICE

In accordance with NJSA 10:4, adequate notice of this meeting has been provided to the Star Ledger and the Express Times, as well as posted on the township's website and on the bulletin board in the municipal building; satisfying the requirements of the Open Public Meetings Act.

The meeting was called to order by Mayor Slack at 7:05 pm with the following members present: Councilman Luzzetti, and Councilman Melvin. Engineer Ingram, Attorney Benbrook, Administrator Robb, and Acting Clerk Moeller were also present. Councilman Babinsky and Councilman Stillo were absent.

The meeting opened with a moment of silence followed by the flag salute.

APPROVAL OF MINUTES

Mayor Slack motioned to approve the June 16, 2026 Regular and Executive Session minutes. The motion was seconded by Councilman Luzzetti and carried 2-0 with the following roll call vote:

Ayes: Luzzetti, Slack

Nays: None

Abstentions: Melvin

Absent: Babinsky, Stillo

APPROVAL OF BILLS

Councilman Melvin moved that the payment of all bills presented in proper form, signed by the Director of each department, approved by the majority of members, and listed on the bill list be approved. The motion was seconded by Councilman Luzzetti and carried 3-0 with the following roll call vote:

Ayes: Luzzetti, Melvin, Slack

Nays: None

Absent: Babinsky, Stillo

PUBLIC COMMENT ON AGENDA ITEMS

None

PROCLAMATION

Mayor Slack invited those involved in attendance to come forward and read the following proclamation:

TOWNSHIP OF POHATCONG

Proclamation

RECOGNIZING THE ACHIEVEMENTS OF GIRL SCOUT BRONZE AWARD RECIPIENTS

WHEREAS, the Girl Scout Bronze Award is the third highest accolade a Girl Scout can earn, requiring a challenging mix of problem identification, strategic planning, leadership development, advocacy, and a profound commitment to community service; and

WHEREAS, Paige Graham, Charlotte Hamenia, Alba Guarraggi, Lilliana Kane, and Alexis Lamendola—collectively known as the "Souper Scouts"—have successfully met and exceeded these rigorous requirements through their outstanding Bronze Award project, "Erasing Food Insecurity"; and

WHEREAS, these five remarkable young leaders stepped forward to confront the critical issue of food insecurity within our region, deeply researching the challenges faced by families in need, fighting the social stigma surrounding hunger, and actively working to feed the hungry; and

WHEREAS, through their immense dedication and collaborative spirit, the Souper Scouts partnered with over ten community organizations to coordinate highly successful food drives, volunteered their personal time at a local soup kitchen, and produced an invaluable digital resource guide video to assist people navigating food insecurity; and

WHEREAS, their tireless volunteerism, leadership, and compassion serve as a powerful inspiration to the residents of Pohatcong Township, embodying the true spirit of active citizenship and community care.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Pohatcong does hereby extend its warmest congratulations and highest commendations to:

**PAIGE GRAHAM
CHARLOTTE HAMENIA
ALBA GUARRAGGI
LILLIANA KANE
ALEXIS LAMENDOLA**

on earning the prestigious Girl Scout Bronze Award. We express our deepest gratitude for their meaningful contributions to our community, and we wish them continued success as they bridge to their next exciting chapter in Girl Scouting.

There was a round of applause from all in attendance.

MAYOR'S APPOINTMENT – PENDING APPROVAL BY TOWNSHIP COUNCIL

Kevin Melvin- Open Space Committee- Regular Member

Motion

Mayor Slack motioned to approve the foregoing appointment. The motion was seconded by Councilman Luzzetti. All present were in favor.

ATTORNEY'S REPORT

The Cubes

Looks like they are off until the spring, although they may get going later this year; but as of right now, construction is expected next spring.

Ingerman

They have gotten their building permits; that was a request by Fairshare.

Affordable Housing

Received a draft of a final consent order to wrap up Round 4 of Affordable Housing. That will give us protection through 2035.

Silver Hill Road

All the deeds have been sent out to Silver Hill. Wayne (Ingram) supplied all the descriptions. We need a drainage easement from one resident, and we need a road easement because a piece of road was built onto one of the subdivision properties.

Sports Fields

Wayne provided a description to finalize a permanent easement for the water and electric utilities. Prepared and sent to the Board Attorney and now just waiting to hear back.

ENGINEER'S REPORT

Guiderail Grants

Before the DOT will sign the plans, they want the State Historic Preservation Office to review the guiderail. That's the only thing holding us up right now.

Pershing & Ohio Avenues

All the projects are done. Have heard positive things from the DOT that everything is good and they are starting to issue checks.

Tax Maps

Received comments back from the State on the tax maps. This allows us time to make a correction to Zellars Alley. Attorney Benbrook advised we are going to change Pohatcong Street to Zellars Alley due to confusion in the 911 system. Will be adding a motion to authorize Wayne to reflect the change on the tax maps.

Aqua

Water line replacements are underway. The Shimer development is where they are doing most of their work. Work is going well, and we should be getting some nicely paved streets.

Administrator Robb mentioned to Wayne about a complaint received from a resident in the Shimer development. Wayne advised that issue has been a complaint for the past 10 years. There is nothing going on at the Shimer School, and the garage has been falling down in the first place. Does not believe there is anything for the Township to do.

Councilman Melvin inquired about The Willows.

Wayne advised that it is standard fare at the moment; they've got their blasting done, the major infrastructure is in, and now they're on to the main building and construction site work.

Administrator Robb advised that there was an email circulated from Jim Kyle, where Ingerman was asking what the status was of our affordable housing funds, because they got hit with \$1 million fees from Aqua that wasn't expected. They have not submitted anything to get the fees that we authorized for them.

Added that for the Cubes, the numbers were finalized with Lopatcong for the percentages for permitting fees.

COUNCIL REPORTS

KEVIN MELVIN

The Shimer School project came before the Land Use Board and received full approval. The redevelopment plan took the footprint down from 4 to 3. The only modification that there was some further debate about was the parking spaces. Jim Kyle had made a recommendation, that Councilman Melvin didn't agree with, about taking it down to 56 spaces from 80. He thought was too low, and they ended up taking it to 72 which brought them to 1.92 spaces per unit.

Wayne advised that they haven't come back yet, but he believes their plan is to take the triangle piece in the center and release their rights to it back to the town. It has never been a block and lot but they owned it by the deed. Benbrook advised they just need to put a note and dedicate it on the site plan, then we can accept it by ordinance.

NELSON LUZZETTI

Nothing to report.

STEVE BABINSKY

Absent.

JOHN STILLO

Absent.

MAYOR SLACK

Mayor Slack advised he had received an email about litter on Lock Street from a local resident. Will follow up and see where it is, and if it's not in Pohatcong will direct her to the appropriate municipality.

He also noted that last week we had a retirement luncheon for Judge Mellinger, after 15-17 years of service to the Township. It was well attended and everyone had a nice time. We wished him well, and now we will have Judge Carro who is on the agenda to be appointed.

ADMINISTRATOR ROBB

FINANCE

We had the bond sale and were able to take \$300,000 off the debt for this year. Were able to get a 1 year at 3.2%.

SPORTS FIELDS

We need to at some point name the park behind the school in order for us to get an address. Mayor Slack suggested Pohatcong Community Park; all present were in favor.

ZONING

In reference to zoning, it was a light month for complaints, but 228 Mountain Road has been a hot topic. We got notification from Soil Conservation that they have finally filed for a permit with them. They have an engineer now, and have filed for permits with Andrew as well.

LEAF PICKUP/SNOW PLOWING

Council was provided with the quotes for leaf pickup and snow plowing for the 2026 season. The low bid for leaf pickup was 96 Landscape and for snow plowing was Pip's Paving. We can add a motion to approve them if council agrees.

CRESTWOOD PARK

We have also received some complaints about Crestwood Park and the basketball court. We are in the process of getting some prices for topcoat to fix that. Councilman Luzzetti noted that the drainage there is not good, so it might be more of an issue than just resurfacing.

Will need a brief executive session for shared service/contractual.

RESOLUTIONS

RESOLUTION 26-001 OF THE TOWNSHIP OF POHATCONG REQUESTING THE APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJS 40A:4-87

WHEREAS, NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Pohatcong, in the County of Warren, State of New Jersey hereby requests the Director of Local Government Services to approve the insertion of an additional item of revenue in the budget of the year 2026 in the sum of **Twenty-Two Thousand Eight Hundred Fifteen and 65/100 dollars (\$22,815.65)**, which is now available as:

REVENUE :

NJEDA Finesville Motors (Carr's Automotive) Grant \$22,815.65

APPROPRIATION

NJEDA Finesville Motors (Carr's Automotive) Grant \$22,815.65

BE IT FURTHER RESOLVED that the above is a result of funds being made available from the State of New Jersey General State Fund.

BE IT FURTHER RESOLVED that the Township Clerk shall forward a certified copy of this Resolution to the Chief Financial Officer who will upload said copy to the FAST system.

RESOLUTION OF THE TOWNSHIP OF POHATCONG, COUNTY OF WARREN, STATE OF NEW JERSEY APPOINTING MUNICIPAL COURT JUDGE, THE HONORABLE CHARLES CARRO, ESQ.

WHEREAS, Municipal Court Judges are appointed for terms of three years from the date of appointment in accordance with N.J.S.A. 2B:12-4; and

WHEREAS, the Township Council of the Township of Pohatcong has appointed The Honorable Charles Carro, Esq. to serve as Judge of the Municipal Court of the Township of Pohatcong to complete the unexpired term of retired Judge Louis Mellinger, Esq., effective July 1, 2026 through December 31, 2026.

WHEREAS, such services include the Municipal Court Judge not to exceed \$80,000.00 per annum; and

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of Pohatcong, County of Warren, State of New Jersey, that The Honorable Charles Carro, Esq. is hereby appointed as Judge of the Municipal Court of the Township of Pohatcong.

RESOLUTION TO AUTHORIZE THE REFUND OF ESCROW BALANCES

WHEREAS, the Township of Pohatcong collects escrow fees to reimburse municipal professionals for engineering and legal services performed on behalf of applicants; and

WHEREAS, these collected fees are deposited and held in dedicated escrow accounts on behalf of the depositors; and

WHEREAS, the Land Use Board has determined that all professional services for the accounts listed below have been completed, and that the remaining balance should be refunded to the depositor.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pohatcong, County of Warren, State of New Jersey, that the Chief Financial Officer is hereby authorized and directed to refund the remaining escrow balance and close the following accounts:

Account #	Name & Address	Amount
T-14-55-201-109	908 Properties LLC. 361 Memorial Parkway #645 Phillipsburg, NJ 08865	\$6.87
T-14-55-201-087	St. James LLC 301 CR 639 Bloomsbury, NJ 08804	\$923.86
T-14-55-201-103	Goathead Asset Management LLC. 361 Memorial Parkway #645 Phillipsburg, NJ 08865	\$458.16

T-14-55-201-102	Goathead Asset Management LLC. 361 Memorial Parkway #645 Phillipsburg, NJ 08865	\$74.37
T-14-55-201-092	MBI Development Company Inc. 5 Powell Lane Collingswood, NJ 08108	\$98.54
T-14-55-201-120	Janelle Paulus 304 Saint James Avenue Phillipsburg, NJ 08865	\$343.75
T-14-55-201-088	Joanne Atkinson 480 Wedgewood Drive Easton, PA 18045	\$198.89
T-14-55-201-100	Linda M. Passori 2765 Rt. 412 Coopersburg, PA 18036	\$350.00
T-14-55-201-119	Michael Reents 314 Indiana Avenue Phillipsburg, NJ 08865	\$175.00
T-14-55-201-104	Pennsylvania Construction Ass. Inc. New England Construction Ass. Inc. 2583 Interstate Drive Harrisburg, PA 17110	\$7072.04
T-14-55-201-027	Wawa Inc. 260 West Baltimore Pike Media, PA 19063	\$18.00
T-14-55-201-101	Wawa Inc. 260 West Baltimore Pike Media, PA 19063	\$333.12

RESOLUTION
SETTING THE 2026 SALARIES FOR ALL EMPLOYEES
IN THE TOWNSHIP OF POHATCONG

<i>POSITION</i>	<i>EMPLOYEE</i>	<i>SALARY RATE</i>
911 Coordinator	Patrolman Tim Webb	\$1,104.02
Administrative Finance Clerk	Carrie Emery	\$26,522.50
Building Custodian	Sandra Pierman	\$257.22/day, 1 day/wk.
Code Enforcement Officer	Andrew Melendez	\$14,078.55
Mayor and Councilmembers	David Slack, Kevin Melvin, John Stillo, Stephen Babinsky (Declined), Nelson Luzzetti	\$2,560.92

Court Office Assistant	Jessica Falkowski	\$45,580.90
Deputy Emergency Mngmt Coord	Scott Robb	\$3,379.51
Deputy Emergency Mngmt Coord	Nicholas Ozgar	\$3,379.51
Deputy Court Administrator	Andrea Dorcas	\$56,650.00
Dog Licenser	Sandra Pierman	\$1,800.79
Dog Warden	Robert Lagonera	Shared Service – Washington Borough
Emergency Management Coord.	Tim Webb eff. 02/01/2025	\$7,725.00
Environmental Commission Sec.	Dominick Agiesta	\$165.70 per meeting
Farmland Preservation Coordinator	Open	TBD
Finance Officer	Ann Cucci	\$58,349.50
Historic Commission Secretary	Vacant	\$140.16 per meeting
Land Use Secretary	Trinity Robb	\$15,450.00
Land Use Meetings exceeding 2	Trinity Robb	\$705.71 per meeting
Municipal Court Administrator	Kristin Glinko	\$90,176.50
Municipal Court Call Out	Kristin Glinko, Andrea Dorcas	\$68.00 per use
Municipal Judge	Charles Carro	\$80,000.00
Police Officers & Chief	-----	Per Contract
Police Matron	Open	TBD
Police Records Clerk	Sandra Pierman	\$60,525.32
Public Works	-----	Per Contract
Recycling Coordinator	Jeff Loveatz	\$1,298.03
Seasonal Laborer	Open	TBD
Clerk/Typist – Clerk's Asst	Trinity Robb	\$39,655.00
Sewer Collector	Carrie Emery	\$36,080.95
Tax Assessor	Jennifer Carabelli	\$45,030.81
Tax Collector	Carrie Emery	\$47,354.79
Township Clerk	Noelle Moeller	\$82,400.00
Uniform Fire Safety Official	Karl McAleer	\$19,131.59
Zoning Officer	Andrew Melendez	\$14,078.55
COAH Admin	Jennifer Carabelli	\$10,609.00
Mileage Reimbursement		federal rate
Business Administrator	Scott Robb	Per Contract

RESOLUTION
OF THE TOWNSHIP OF POHATCONG, COUNTY OF WARREN, STATE OF NEW
JERSEY,
RESCINDING THE DESIGNATION OF RDG AT POHATCONG, LLC AS
"REDEVELOPER" OF BLOCK 93, LOT 5.06 IN THE TOWNSHIP; AND
CONDITIONALLY DESIGNATING HAMPTON RIDGE AT POHATCONG, LLC AS
THE "REDEVELOPER" OF SAID BLOCK 93, LOT 5.06

WHEREAS, by Resolution adopted on August 16, 2022, the Township Council (the

"**Council**") of the Township of Pohatcong, County of Warren, New Jersey (the "**Township**"), in its capacity as the "redevelopment entity" pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "**LRHL**"), determined that the property located on Carpentersville Road and designated as Block 93, Lot 5.06 on the official tax maps of the Township (the "**Redevelopment Area**") constituted an "area in need of redevelopment" in accordance with the LRHL; and

WHEREAS, thereafter, and in accordance with the LRHL, by Resolution dated December 20, 2022, the Council designated "RDG at Pohatcong, LLC", an affiliate of Robertson Douglas Group, Inc. ("**RDG**"), as "redeveloper" of the Redevelopment Area; and

WHEREAS, in accordance with the LRHL, RDG, through RDG at Pohatcong LLC, determined to develop and construct a residential development consisting of a residential community consisting of approximately (276) residential dwelling units, including market-rate and affordable housing units, together with associated roads, utilities, stormwater management facilities, open space, recreational amenities and related improvements (collectively, the "Project"); and

WHEREAS, RDG at Pohatcong, LLC has since been dissolved as part of an internal corporate restructuring undertaken by RDG; and

WHEREAS, the Council desires to rescind the designation of RDG at Pohatcong, LLC; and

WHEREAS, Hampton Ridge at Pohatcong, LLC is an affiliate of RDG and has succeeded to the development of the Project; and

WHEREAS, the Council is now desirous of designating "Hampton Ridge at Pohatcong, LLC", also an affiliate of RDG, as "redeveloper" of the Redevelopment Area, subject to the terms and conditions of this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Pohatcong, County of Warren, State of New Jersey, as follows:

1. The designation of RDG at Pohatcong, LLC is hereby rescinded.
2. Hampton Ridge at Pohatcong, LLC is hereby designated as "redeveloper" of the Redevelopment Area in accordance with the LRHL.
3. The designation set forth above shall remain subject to the following conditions precedent:
 - a. The Township adopting the "Hampton Ridge at Pohatcong Redevelopment Plan"

by Ordinance;

- b. The Township and Hampton Ridge at Pohatcong, LLC entering into a mutually acceptable Redevelopment Agreement in accordance with the LRHL;
 - c. The Township and Hampton Ridge at Pohatcong, LLC entering into a mutually acceptable Financial Agreement for a long-term tax exemption in accordance with the Long-Term Tax Exemption Law;
 - d. RDG, Hampton Ridge at Pohatcong, LLC, or another affiliate acceptable to the Township shall continue to fund the Township's professional fees and other redevelopment-related costs pursuant to an escrow agreement, the Redevelopment Agreement, or such other arrangement as may be acceptable to the Township.
4. The Township Clerk shall provide a certified copy of this Resolution to all parties of interest.
5. This Resolution shall take effect immediately.

Motion

Councilman Melvin motioned to approve the foregoing resolutions. The motion was seconded by Councilman Luzzetti and carried 3-0 with the following roll call vote:

Ayes: Luzzetti, Melvin, Slack

Nays: None

Absent: Babinsky, Stillo

ORDINANCE- FIRST READING

ORDINANCE 26-08

AN ORDINANCE AMENDING CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF POHATCONG ENTITLED, "DEFINITIONS" AND CHAPTER 285 ENTITLED, "ZONING" TO ESTABLISH DEFINITIONS OF DATA CENTER AND WAREHOUSE AND INCORPORATE ALL DEFINITIONS INTO CHAPTER 285

ORDINANCE 26-09

**TO AMEND CHAPTER 102 OF THE CODE OF THE TOWNSHIP OF POHATCONG
ENTITLED, "CANNABIS"**

ORDINANCE 26-10

**AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR THE
"HAMPTON RIDGE AT POHATCONG" REDEVELOPMENT AREA,
CONSTITUTING BLOCK 93, LOT 5.06 IN THE TOWNSHIP OF POHATCONG**

There was discussion on Ordinance 26-09. Acreage will be dropped to 25 acres. Regardless of size, site plan approval is required.

Motion

Councilman Melvin motioned to introduce the following ordinances with second reading at next month's meeting. The motion was seconded by Mayor Slack. All present were in favor.

ORDINANCE- SECOND READING

None

OLD BUSINESS

None

NEW BUSINESS

2026/2027 Leaf Pickup and Snow Plowing

Motion

Councilman Melvin motioned to award the Leaf Pickup contract for 2026 to 96 Landscape and the Snow Plowing contract for 2026/2027 only to Pip's Paving. The motion was seconded by Mayor Slack and carried 3-0 with the following roll call vote:

Ayes: Luzzetti, Melvin, Slack

Nays: None

Absent: Babinsky, Stillo

MOTIONS

Motion: (To approve use of the pavilion at Vangeli Park by Freda Vangelo on September 26th 10a-5p and authorize clerk to execute Facility Use Agreement)

Motion: (To approve use of the pavilion at Vangeli Park by Boy Scouts (Sara Reichard) on August 16th 11a-4p and authorize clerk to execute Facility Use Agreement)

Motion: (To authorize Wayne Ingram to reflect the name change of Pohatcong Street to Zellars Alley on the tax maps)

Motion: (To accept 3-year lease from Turf Tank for football and soccer line painting robot)

Motion: (To authorize Chief Barsony to purchase new Chevy Tahoe police vehicle utilizing DEA funds)

Motion: (To authorize DPW to refurbish dump truck bed utilizing funds from road repair fund-approved by CFO Cucci)

Motion: (To approve BA Robb's contract proposal, with the proposed salary and medical benefits taking effect immediately. Salary increase shall be retroactive to January 1, 2026. All other proposed benefits will also be retroactive to January 1, 2026, pending final approval of the contract verbiage by the Township Attorney and Business Administrator)

Motion: (To authorize BA Robb to sign and submit a grant through FEMA for fire department radios)

Motion: (To approve proposal from CivicPlus for a new township website and authorize BA Robb to execute the necessary contracts)

Councilman Melvin inquired about the line robot. Robb advised that is for all of rec. The robot comes out and does all the painting. He went out to do a demo with the DPW, and they give you a tripod and GPS, it programs it for you, the paint is in the machine, and it does everything for you. He believes all the surrounding towns have one as well. One of the issues we have is the paint machine seems to be more maintenance driven now with clogs and parts breaking. With this, the robot is on lease and under warranty and includes paint. It also frees up manpower. You can set it and forget it, and takes about 2.5 hours to do the field.

Motion

Councilman Melvin motioned to approve the foregoing motions. The motion was seconded by Mayor Slack. All present were in favor.

PUBLIC COMMENT

Charles Person- 78 CR 519:

Advised he is standing here before council tonight to urgently request township intervention and stricter regulations regarding a disruptive Airbnb currently operating in his neighborhood at 25 Mellicks Wood Road.

He stated: This house is corporate owned and ran out of New York. Over the past few years, this single short-term rental has completely destroyed the peace, safety, and rural characteristics that we love about Pohatcong. Last year, we had submitted to you, zoning, fire, and many other township officials a signed petition from the local people being affected, against this commercial business. As a taxpayer of almost \$12,000 a year, I find it appalling that their taxes have been noted to be under \$5,000, when their evidence shows that they're making approximately that in

one week. Our community was chosen for its tranquility, and has been replaced by a rotating door of commercial partygoers instead of enjoying our quiet relaxing summer days. We often pray for rain as we hope they stay indoors. Even our wildlife has significantly decreased due to the nonstop partying. The daily disruptions that we face are blasting music and yelling. Noise begins in the morning and frequently extends late into the night featuring screaming, shouting, and music blasting. The constant use of their heated backyard pool has turned into a commercial swim club hosting large unsupervised crowds at all hours of the night. Also, illegal fireworks are routinely detonating which terrifies our pets, our sleep, and poses an immediate wildfire threat to our healthy wooded area. Unattended open fires, large fires, have been noted burning late into the night. The impact on our community; our neighborhood is situated in a rural wooded zone and we do not have the infrastructure, street lighting, or the immediate emergency response presence to handle this constant large scale commercial operation. Almost every single summer day we're forced to police this property by ourselves. We have to choose between confronting aggressive strangers or repeatedly calling the police department just to get some sleep. Last summer, we had called the police department approximately 20 times, including my neighbors. This summer we're doing pretty good; it's only been 3 times that I know of. This is not a homeowner occasionally hosting a family; this is a commercial hotel operating illegally in a quiet residential zone. As noted, the pool should be secured, from my understanding, with a \$1million insurance policy, to also protect this township. From my research, I'm assuming that hasn't been done. Our requested actions are not against people renting out their homes responsibly, however we need the council to protect the permanent residents of Pohatcong who pay taxes, maintain their property, and live here year-round. We respectfully ask the council to enact some suggestions we put together: maybe pass a short term residential ordinance establishing clear enforcement and acceptable rules, including mandatory registrations and strict occupancy limits; maybe enact a two strike penalty rule implementing a heavy fine for owners who permit repeated violations leading to the immediate revocation of a license after two offenses; possibly mandate a local property management that requires someone to be there within 30 minutes to resolve any complaints; and of course number one that we fear the most is a fire- enforce quiet hours and fire bans, implement strict hours, and ban fire totally. Personally, I want to say that the fires are really important. We have people that come around here, we've been doing our research looking at the Airbnb website, the people that leave comments are from Bloomfield, East Orange, all over the state. They don't have the country living in them. So, this is all new and exciting to them. This is not a campground; this is our homes that we live in and we're dealing with this every single day.

Attorney Benbrook advised that we did talk about making some upgrades to our short-term rental ordinance. He has just done a pretty comprehensive update for another municipality he represents. He will get an updated ordinance that to council for the next meeting. It will have a lot of the things mentioned in it- the mandatory registration, limitations on the number of people, a local contact...

Fire Chief Ozgar noted that all open burns need to have a permit. If they're burning, especially unattended, call the fire department. The department will come out and Forest Fire will come out.

EXECUTIVE SESSION/ADJOURNMENT

**RESOLUTION
AUTHORIZING EXECUTIVE SESSION**

WHEREAS, Section 8 of the Open Public Meeting Act, Chapter 231, P.L. 1975 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. The public shall be excluded from the discussion of any action upon the hereinafter specific subject matter.

The general nature of the subject matter to be discussed is:

a.) Shared Services/Contractual

It is anticipated at this time that the above stated subject matter will be made public at the conclusion of the litigation. No action to be taken.

Motion

Councilman Melvin moved to adjourn to Executive Session at 7:54 pm. Seconded by Mayor Slack- all were in favor.

Motion

Councilman Melvin made the motion to adjourn Executive Session at 8:04 pm. Seconded by Mayor Slack the motion carried- all were in favor.

SUMMARY EXECUTIVE SESSION

Mayor Slack advised that there is a potential shared service opportunity with Holland Township that was discussed. BA Robb was authorized to enter into discussions with them to see if that is a possibility. We should know by next council meeting.

Motion

Councilman Melvin motioned to adjourn the meeting at 8:05 pm. Seconded by Mayor Slack the motion carried- all were in favor.

Noelle Moeller
Acting Township Clerk