A Regular Meeting of the Borough Council of the Borough of Avalon was held on Wednesday, July 25, 2018 at 5:00 p.m. in the Meeting Room, 3100 Dune Drive, Avalon, New Jersey.

Attendance: Public - - - - - - - - - - 105 Reporters - - - - - - - - - - 1

The meeting was called to order by Council President Deever.

Roll call:		
	Council President Deever	Present
	Council Vice President Covington	Present
	Councilman Dean	Absent
	Councilwoman Hudanich	Present
	Councilman McCorristin	Present

Also present:

Scott Wahl, Business Administrator
James Waldron, Assistant Business Administrator
Stephen D. Barse, Esquire, Borough Solicitor
Paul Short, Code Enforcement Official
William Macomber, Director of Public Works/Utilities
Jeffrey R. Christopher, Chief of Police
Thomas R. Thornton, P.E., Borough Engineer, Mott Macdonald
Elizabeth McManus, Senior Associate, Clarke Caton Hintz
Paul Baldini, Solicitor, Planning/Zoning Board

Council President Deever read the Open Public Meetings Act Announcement.

Notice of this Regular Meeting was included in the Annual Schedule of Meetings dated June 27, 2018. It was given to the news media and posted on the Official Bulletin Board as required by law.

Minutes:

Public Hearing, Work Session, Agenda Session, Regular Meeting – June 27, 2018
Reorganization Meeting – July 2, 2018
Work Session, Agenda Session, Regular Meeting – July 11, 2018

Motion made by Council Vice President Covington, seconded by Councilwoman Hudanich that the minutes be approved as submitted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Public comments regarding Resolutions:

None.

Resolution No. 124-2018: A RESOLUTION AUTHORIZING THE CREATION OF CERTAIN PARKING SPACES RESERVED FOR HANDICAPPED ONLY

Motion made by Councilwoman Hudanich, seconded by Council Vice President Covington that the resolution be adopted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Resolution No. 125-2018: A RESOLUTION APPROVING THE APPLICATION FOR AN OFF PREMISE 50/50 RAFFLE LICENSE SUBMITTED BY A FRIEND IN NEED LTD, INC. TO BE HELD ON SATURDAY, OCTOBER 6, 2018 AT 2:30 PM AT 3001 AVALON AVENUE, AVALON, NJ

Motion made by Councilwoman Hudanich, seconded by Council President Deever that the resolution be adopted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Resolution No. 126-2018: A RESOLUTION APPROVING THE APPLICATION FOR AN ON-PREMISE MERCHANDISE RAFFLE LICENSE SUBMITTED BY AVALON GARDEN CLUB TO BE HELD ON SUNDAY, AUGUST 19, 2018 AT 3001 AVALON AVENUE, AVALON, NJ

Motion made by Councilwoman Hudanich, seconded by Councilman McCorristin that the resolution be adopted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Resolution No. 127-2018: A RESOLUTION AUTHORIZING THE BOROUGH OF AVALON TO EXTEND THE GRACE PERIOD BY LOWERING THE INTEREST RATE FOR 3RD QUARTER TAX PAYMENTS TO ZERO (0%) PERCENT DURING THE PERIOD FROM AUGUST 1, 2018 THROUGH AUGUST 24, 2018

Motion made by Councilman McCorristin, seconded by Council Vice President Covington that the resolution be adopted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Resolution No. 128-2018: A RESOLUTION AUTHORIZING PAYMENT OF BILLS

Motion made by Council President Deever, seconded by Council Vice President Covington that the resolution be adopted.

ROLL CALL VOTE:		
	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Introduction and first reading by title only of Ordinance No. 780-2018:

Motion made by Council Vice President Covington, seconded by Councilman McCorristin that Ordinance No. 780-2018 be brought on for first reading by title only.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Borough Clerk to read aloud Ordinance No. 780-2018:

Ordinance No. 780-2018:

BOND ORDINANCE PROVIDING FOR HVAC IMPROVEMENTS AT BOROUGH HALL AND THE ELEMENTARY SCHOOL AND LIBRARY IN AND BY THE BOROUGH OF AVALON, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING $230,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF $184,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF AND FURTHER AUTHORIZING AND THE EXECUTION OF CERTAIN DOCUMENTS RELATED THERETO

Motion made by Council Vice President Covington, seconded by Councilman McCorristin that Ordinance No. 780-2018 be passed on first reading and advertised according to law.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Second Reading, public hearing and final action on Ordinance Nos. 775-2018, 776-2018, 777-2018 and 778-2018:

Motion made by Councilwoman Hudanich, seconded by Council President Deever that Ordinance Nos. 775-2018, 776-2018, 777-2018 and 778-2018 be brought on for second reading and public hearing.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Borough Clerk read aloud Ordinance Nos. 775-2018, 776-2018, 777-2018, and 778-2018:

Ordinance No. 775-2018:

AN ORDINANCE OF THE BOROUGH OF AVALON, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY ADDING "AFFORDABLE HOUSING" TO THE CODE OF THE BOROUGH OF AVALON TO ADDRESS THE REQUIREMENTS OF THE NJ SUPERIOR COURT AND AMENDING AND SUPPLEMENTING CHAPTER 27 OF THE AVALON BOROUGH CODE (ZONING)

Ordinance No. 776-2018:

AN ORDINANCE TO INTRODUCE THE MANDATORY SET-ASIDE ORDINANCE WITHIN THE CODE OF THE BOROUGH OF AVALON, COUNTY OF CAPE MAY AND AMENDING AND SUPPLEMENTING CHAPTER 27 (ZONING) OF THE CODE OF THE BOROUGH OF AVALON

Ordinance No. 777-2018:

AN ORDINANCE PROVIDING FOR THE CREATION OF CERTAIN ACCESSORY APARTMENTS IN THE B-1 ZONING DISTRICT AS A MEANS OF MEETING THE AFFORDABLE HOUSING OBLIGATIONS OF THE BOROUGH AND AMENDING AND SUPPLEMENTING CHAPTER 27 (ZONING) OF THE CODE OF THE BOROUGH OF AVALON

Ordinance No. 778-2018:

AN ORDINANCE TO INTRODUCE THE INCLUSIONARY HOUSING OVERLAY DISTRICT WITHIN THE CODE OF THE BOROUGH OF AVALON, COUNTY OF CAPE MAY AND AMENDING AND SUPPLEMENTING CHAPTER 27 (ZONING) OF THE CODE OF THE BOROUGH OF AVALON

Council President Deever announced the presence of Paul J. Baldini, Solicitor for the Planning/Zoning Board and Elizabeth McManus from Clark, Caton, Hintz to help promote public understanding of these proposed Ordinances, and asked for Jim Waldron to give a brief presentation regarding the origination of these proposed Ordinances and what would take place upon their adoption, if Council chooses to vote in favor of each Ordinance.

Jim Waldron made the following presentation:
The 4 ordinances under consideration for adoption today are being adopted pursuant to a requirement of the New Jersey Supreme Court. The Supreme Court has ordered all 565 municipalities in this State to adopt a housing plan that will benefit low and moderate individuals and families.

At the outset it is necessary to understand what this is and what it is not. Many here may be familiar with what is commonly known as "Section 8" housing. What is being proposed is ***not*** Section 8 housing. Generally, Section 8 housing is a federal program in partnership with state and local municipalities to provide decent housing for very low-income individuals. It is generally administered by a Municipal Housing Authority.

The affordable housing proposed by these ordinances is for the most part a voluntary program which individual property owners may or may not choose to implement. Nothing in these ordinances mandate an owner to do anything with their property. If they choose to implement affordable housing units then certain requirements would then apply. Only when someone elects to create 5 or more units is there a mandatory affordable housing requirement.

To understand this process some limited history is necessary.

On March 10, 2015, the New Jersey Supreme Court divested COAH of jurisdiction of municipal housing plans and transferred jurisdiction to certain designed trial judges. Towns must now petition the Superior Court for approval of their housing plans. Builders, developers and other interested parties may intervene in such proceedings, which are known as declaratory judgment actions.

Avalon Borough Council directed the filing of such an action on behalf of the Borough back in 2015 challenging the number of Affordable Housing Units attributable to Avalon.

In addition, The Borough also joined a coalition of approximately 200 municipalities in state-wide litigation which challenged the underlying formulas and processes by which the number of Affordable Housing units was determined. Avalon and 200 sister communities believed that the underlying planning process was deeply flawed and resulted in grave injustices in terms of the number of affordable units assigned to each municipality in the state.

Ultimately the New Jersey Supreme Court clarified its prior holding and further expanded the definition of "present need" which, for most municipalities, increased even further the requirement for municipal affordable housing units.

The Borough's Declaratory Judgment action resulted in a Settlement Agreement which recognized certain unique factors applicable to Avalon and the Borough negotiated a very favorable credit for open spaces thereby reducing the number of units required in Avalon.

That Settlement Agreement, dated December 21, 2017, was approved by Borough Council pursuant to Resolution 180-2017 adopted on November 21, 2017 and also approved by the Avalon Planning and Zoning Board in late 2017.

The Agreement was thereafter submitted to Superior Court Judge Nelson Johnson for his approval pursuant to the processes established by the New Jersey Supreme Court. The Court conducted a fairness hearing on March 15, 2018 where the Borough was represented by Paul J. Baldini, the attorney solicitor for the Avalon Planning/Zoning Board (APZB). Following that hearing, the Court entered an Order dated March 20, 2018 whereby the proposed plan was determined to meet the Borough's obligation for affordable housing units and was approved. That Order set forth a schedule for the implementation of the settlement and required the adoption, by July 31, 2018, of the 4 ordinances being considered today.

Prior to the adoption of these ordinances, the APZB was required to adopt, as part of the Borough's Master Plan, a Housing Element and Fair Share plan. That was done on June 12, 2018. These ordinances were then introduced on July 10th and referred to the APZB as required by the MLUL of New Jersey. The APZB thereafter approved these 4 ordinances on July 10, 2018 as being consistent with the Municipal Housing Element and Fair Share Plan.

Now, you may question how the Courts, rather than the legislative bodies, became involved in this issue in the first place. This involves numerous court cases and legislation spanning some 48 years!

The New Jersey Supreme Court, in *Mount Laurel I* (1975) and *Mount Laurel II* (1983), declared that municipal land use regulations that prevent affordable housing opportunities for the poor are unconstitutional and ordered ***all*** New Jersey municipalities to plan, zone for, and take affirmative actions to provide realistic opportunities for their "fair share" of the region's need for affordable housing for low and moderate-income people

The *Mount Laurel Doctrine*, which prohibits economic discrimination against the poor by the state and municipalities in the exercise of their land use powers, was probably the first case of its type in the nation and is widely regarded as one of the most significant civil rights cases in the United States

In 1985, the New Jersey Legislature, in direct response to the *Mount Laurel* decisions, enacted the Fair Housing Act, which created the Council on Affordable Housing (COAH) to assess the statewide need for affordable housing, allocate that need on a municipal fair share basis, and review and approve municipal housing plans aimed at implementing the local fair share obligation.

In 1986, COAH released the First Round rules (1987-1993), which required 10,849 low- and moderate-income homes per year statewide.

In 1994, COAH released the Second Round rules (1993-1999), which required 6,465 low- and moderate-income homes per year statewide.

COAH was originally supposed to release the Third Round rules in 1999 but failed to do so. Ultimately COAH adopted rules that cut the New Jersey housing obligations in half – to 3,515 units per year throughout the entire state. That was challenged in the courts and ultimately reached the NJ Supreme Court which, on March 10, 2015, divested COAH of all jurisdiction over affordable housing issues and transferred the approval of affordable housing plans to the New Jersey Courts while restating its holding that provision for affordable housing units must be made by each of the 565 municipalities in the State.

That ruling and the subsequent declaratory judgment action brings us to today and the adoption of these ordinances which as I have mentioned is in direct compliance with a court-ordered mandate.

Upon adoption of these ordinances and completion of other required actions, the Borough of Avalon will have the judicial equivalent of substantive certification and accompanying protection as provided under the Fair Housing Act through July 1, 2025.

Council President Deever asked Jim Waldron to explain who in the Borough received official notice of these proposed Ordinances.

Jim Waldron explained all property owners within the B-1 Zoning District, and all property owners within 200 feet of the barrier of the B-1 Zoning District were sent official notices via regular and certified mail from the Borough Clerk's Office, as required under the Municipal Land Use Law.

Council President Deever opened the meeting for public hearing on Ordinance Nos. 775-2018, 776-2018, 777-2018, and 778-2018 and asked if there were any questions or comments.

Jacqueline Bolig, 2109 Dune Drive Unit B, inquired if neighbors will be notified in the event a property owner volunteers to offer affordable housing units.

Elizabeth McManus explained if a property owner is located within the B-1 District and wishes to build a mixed-use building with commercial use on the first floor and apartments above, that property owner will be required to seek site plan approval from the Planning/Zoning Board. As part of that approval, they are required to notice every property owner within 200 feet of the proposed development. A public hearing before the Planning Board will be held to give interested parties the opportunity to learn about the application, ask questions, and make comments.

Jacqueline Bolig asked if the same process is followed for an existing vacant unit that the property owner wishes to now designate as affordable housing.

Paul Baldini responded if a property owner wishes to convert an existing unit to affordable housing, it is permitted and no notice is required.

Jacqueline Bolig questioned if developers are being offered compensation for electing to join the affordable housing program.

Elizabeth McManus explained the accessory apartment program applies only to the B-1 Zoning District and is contained within Ordinance 777-2018. The accessory apartment program requires that the municipality provide a subsidy to property owners if they elect to create an affordable housing unit. The accessory apartment program gives property owners the ability to create one apartment to be reserved for low or moderate income households. It will be required to deed restrict that property for 10 years to ensure it's rented accordingly to individuals that qualify for the program. In Avalon, the subsidy runs between $20,000.00 and $30,000.00 per accessory apartment unit depending on the income level.

Jacqueline Bolig inquired if neighbors would be notified of a property owner volunteering to be part of the program and accepting the subsidy.

Elizabeth McManus explained neighbors would be notified not specifically of the subsidy, however if the property owner is required to obtain site plan approval, notice would be sent.

Councilman McCorristin clarified that if site plan approval is not required, no notice will be sent. He asked Ms. McManus to detail the range of rents that would be charged for such units.

Elizabeth McManus responded the rents will vary depending on income level and the size of the units. She indicated the rent for a two bedroom low income unit would be approximately $800 to $850 per month, while the rent for a two bedroom moderate income unit would be approximately $1,400.00 per month.

Jacqueline Bolig clarified that the Borough is not mandated to construct a certain number of affordable housing units in town by adopting these Ordinances.

Jim Waldron confirmed Ms. Bolig's statement and reiterated that the Borough is not undertaking the task of building any affordable housing units.

James Lutz, 2539 Ocean Drive, spoke as the President of the Avalon Landings Condo Association and informed Council of the Association's opposition of the implementation of the affordable housing requirement for five or more new units within the B-1 Zoning District. He urged Council to consider the opinions of all taxpayers, rather than just voters within the Borough.

Robert Firkser, 283 23rd Street, asked for confirmation that these regulations apply only to new construction, and that these regulations do not apply to renovation of existing buildings and units.

Elizabeth McManus responded yes, and explained these regulations would only impact new construction with five or more new net units. For example, if there are four units removed from an existing property and replaced with five units, the Ordinance does not apply to that property as it is only a net change of one new unit.

Robert Firkser asked Ms. McManus to explain Section 27-11.2 of Ordinance 775-2018.

Elizabeth McManus explained the section Mr. Firkser is referencing is referred to as the phasing schedule, which is required for any affordable housing Ordinance. The phasing schedule would protect the Borough and insure all units, market rate and affordable, are built as detailed in the plans submitted for approval.

Robert Firkser asked if it is safe to assume that the court orders require the Borough to allow affordable housing, however it is not required to have affordable housing.

Elizabeth McManus responded yes.

Robert Firkser requested confirmation that if the Borough does not have any affordable housing units when the State reevaluates the program, the Borough would not be in violation, as the opportunity and allowance has been created.

Elizabeth McManus confirmed Mr. Firkser's statement.

Robert Firkser inquired if the affordable housing program would impact the short-term rentals within the Borough.

Elizabeth McManus responded the program should not impact short-term rentals.

Paul Lizer, 2907 Dune Drive, expressed concerns that the responsibility for affordable housing units and the possible loss of income those units could pose falls directly on the property owners and developers within the B-1 Zoning District.

Councilman McCorristin noted there are no property owners being mandated to create affordable housing units, other than those who wish to construct five or more new net units on a property.

Paul Lizer inquired about possibly developing a building with commercial use on the first floor and eight residential units above the commercial units.

Elizabeth McManus clarified the proposed Ordinances do not amend what is currently permitted in the B-1 Zoning District. The mandatory set-aside Ordinance is only triggered if a developer gets something via re-zoning or a use variance that is not otherwise permitted. For example, if a developer wishes to develop a building that would not require a zoning variance, there is no affordable housing requirement. The Ordinance will also only be triggered for the development of multi-family units.

John Stratus, 2314 Dune Drive, asked that someone provide a scenario-based explanation of these Ordinances, if adopted, for better understanding of the public.

Paul Baldini explained if a property owner wishes to build a single-family or duplex where permitted within the Borough, that development will still be allowable with no impact of these new Ordinances are adopted. If the Ordinances are adopted, it is possible that a property owner could elect to join the accessory apartment program by accepting subsidy money, adding an accessory unit on their property, and deed restricting that unit for 10 years. However, if these Ordinances are not adopted, a developer could purchase multiple adjoining lots, demolish the existing structures, and obtain court approval to construct a 25 unit complex, as the Borough Zoning Ordinances will no longer have jurisdiction.

John Stratus asked if there is any way the Borough can regulate the accessory apartment program

Councilman McCorristin clarified the affordable housing program is not subsidized or government funded in any way. Any tenants involved in this program must be receiving wages from legitimate employment. The subsidy being granted through these proposed Ordinances are to be granted to the property owner or developer for the purpose of developing or renovating the unit to be designated as affordable housing.

John Stratus inquired if the affordable housing deed restriction remains on the property if it is sold within the ten year period.

Councilman McCorristin responded yes.

Mary MacNamara, 2709-2715 Dune Drive, questioned if a property owner can charge market rate rent for an accessory apartment after the ten year affordable housing deed restriction expires.

Elizabeth McManus responded yes.

Paul Baldini clarified that if an accessory apartment is otherwise restricted in the community outside of the affordable housing program, the apartment may not be permitted to remain an apartment once the deed restriction expires.

Anthony Zurawski, 260 20th Street, inquired if Avalon has been given a number of affordable housing units that must be provided.

Paul Baldini explained Avalon does have an obligation of developing a certain number of units, however the primary obligation for the Borough is to develop a program which would provide a reasonable opportunity for affordable housing to be developed.

Scott Zurawski, 2008 Dune Drive, asked about the certification expiration date of July 1, 2025.

Jim Waldron explained the Borough has judicial certification that the housing plan developed in these four Ordinances meets the Supreme Court's constitutional mandate of providing the opportunity for affordable housing. The Borough is certified through 2025.

Scott Zurawski noted he is an owner of a large property where future development could be handicapped by sacrificing a portion of future development to affordable housing.

Elizabeth McManus explained if a property owner or developer is seeking to develop something beyond what is currently permitted, the property owner or developer may have an obligation for affordable housing. The Ordinances are only triggered if proposed development must obtain approval from the Planning/Zoning Board.

Doug Miraglia, 156 29th Street, asked if commercial units are counted when calculating the number of net new units in a new development within the B-1 Zoning District.

Elizabeth McManus responded no.

Doug Miraglia questioned if a Zoning variance for a new parking space would trigger the Ordinances.

Paul Baldini indicated if the addition of the parking space increases population density beyond the allowable number, the Ordinances will be triggered. If the parking space variance will only

be needed for one new unit, the Ordinances will not be triggered.

Janet Sikora, 138 24th Street, inquired if the tenants through the affordable housing program will be properly vetted.

Paul Baldini responded yes, and explained that all potential tenants must meet all requirements of the affordable housing program before they are placed on a list to be offered housing.

Councilman McCorristin clarified this is not a Section 8 or government funded program, and stressed the fact that property owners cannot discriminate which tenants they wish to have residing in their property.

Motion made by Councilwoman Hudanich, seconded by Council President Deever that the public hearing be closed.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Motion made by Councilwoman Hudanich, seconded by Council President Deever that Ordinance No. 775-2018 be finally adopted, submitted to the Mayor for approval and advertised according to law.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Motion made by Council Vice President Covington, seconded by Councilman McCorristin that Ordinance No. 776-2018 be finally adopted, submitted to the Mayor for approval and advertised according to law.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Motion made by Council President Deever, seconded by Council Vice President Covington that Ordinance No. 777-2018 be finally adopted, submitted to the Mayor for approval and advertised according to law.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Motion made by Councilman McCorristin, seconded by Councilwoman Hudanich that Ordinance No. 778-2018 be finally adopted, submitted to the Mayor for approval and advertised according to law.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Reports and Recommendations by Mayor and Officials:
Reports of Officials:

None.

Monthly Reports:
Month of June, 2018:
Borough Clerk and Registrar's Report submitted by Marie J. Hood.
Bureau of Fire Prevention, Licensing, Miscellaneous Construction Collection, Construction Water and Sewer, Uniform Construction Code, Taxicab, Beach Vehicle Reports submitted by John Tracy.
Code Enforcement Report submitted by Paul E. Short, Sr.
Municipal Court Report submitted by Deborah Scott
Police Department Report submitted by Chief Jeffrey Christopher.
Public Works Department Report submitted by William Macomber.
Recreation Operations Report submitted by Chuck McDonnell.
Tax Collector & Water Sewer Control Account Reports submitted by Alexis Coan.
Zoning Report submitted by Jeffrey R. Hesley.

Motion made by Councilman McCorristin, seconded by Council Vice President Covington that the reports be approved.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Pending business.

None.

New business

None.

Public Comments:

None.

Motion made by Councilwoman Hudanich, seconded by Council President Deever to adjourn the Regular Meeting.

ROLL CALL VOTE:	Council Vice President Covington	Aye
	Councilman Dean	Absent
	Councilwoman Hudanich	Aye
	Councilman McCorristin	Aye
	Council President Deever	Aye

Regular Meeting adjourned at 6:00 p.m.

Respectfully submitted,

Marie J. Hood, Borough Clerk

James Deever, Council President