A regular meeting of the Council of the Borough of Matawan, New Jersey, was held at the Matawan Municipal Community Center, 201 Broad Street, Matawan, New Jersey on March 5, 2019, with Mayor Joseph Altomonte presiding. Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by publishing notification in the *Asbury Park Press* on January 8, 2019, by sending notice to *The Independent*, and by posting. A copy of said notice is and has been made available to the public and is on file in the Office of the Borough Clerk. A copy of said notice has also been sent to such members of the public as have requested such information in accordance with the Statute. Mayor Altomonte called the meeting to order at 7:09 PM requesting a roll call.

On roll call the following members responded present:

Yes:  
- Councilman Nicolas Reeve  
- Councilwoman Josi Salvatore  
- Councilwoman Stephanie Buckel  
- Councilman Brett Cannon  
- Councilwoman Deana Gunn  
- Councilman David Vergaretti

Also present were Louis Ferrara, Borough Administrator and Pasquale Menna, Esq., Borough Attorney.

Mayor Altomonte asked everyone to stand for a Salute to the Flag.

Mayor Altomonte asked everyone to stand for a Moment of Silence.

Mayor Altomonte announced Approval of Firefighters will be held and the addition of Resolution 19-03-17 to the Agenda.

### Privilege of the Floor for Agenda Items Only

Mayor Altomonte opened the Privilege of the Floor for Agenda Items Only.

There were no comments.

Mayor Altomonte requested a motion to close the Privilege of the Floor for Agenda Items Only. Councilwoman Buckel made the motion, seconded by Councilwoman Salvatore. Council agreed. Motion passed.

### Approval of Minutes

Mayor Altomonte requested a motion to approve the minutes of the February 6, 2019 Council Meeting. Councilman Cannon made a motion, seconded by Councilwoman Gunn. Council agreed. Motion passed.

### Old Business


Yes:  
- Councilman Nicolas Reeve  
- Councilwoman Josi Salvatore  
- Councilwoman Stephanie Buckel  
- Councilman Brett Cannon
Motion passed.

RESOLUTION 19-02-48
AUTHORIZING THE PROFESSIONAL CONTRACT FOR
MANAGEMENT ENHANCEMENT REVIEW SERVICES UNDER FAIR AND OPEN PROCESS
GOVERNMENT STRATEGY GROUP

WHEREAS, NJSA 19:44A-20.5 et seq. allows a municipality, through a “Fair and Open Process”, to seek and request qualifications by advertising for such qualifications and ultimately appointing a firm based on said qualifications and merit; and

WHEREAS, the Borough of Matawan has solicited proposals through a fair and open process, in accordance with NJSA 19:44A-20.5 et seq. and will award the contract for “Professional Services” with this resolution and will then publicly advertise said award; and.

WHEREAS, the Borough of Matawan received one (1) quote for the aforesaid request; and

WHEREAS, Government Strategy Group has submitted qualifications as part of a “Fair and Open Process”, pursuant to the provisions of NJSA 40:44A-20.5 et seq., and the Borough Council finds this firm to be the most qualified for the management enhancement services sought.

NOW, THEREFORE, BE IT RESOLVED the Council of the Borough of Matawan hereby approves and awards the contract for management enhancement services, as outlined in the attached quote, to Government Strategy Group, 450 Shrewsbury Plaza, Suite 330, Shrewsbury, New Jersey 07702, in an amount not to exceed Thirty-Six Thousand Dollars and No Cents ($36,000.00).

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Administration, Clerk, Finance, as well as Government Strategy Group.

CERTIFICATION AS TO AVAILABLE FUNDING

I, Monica Antista, Chief Financial Officer of the Borough of Matawan do hereby certify that as of the date of this certification funds are available from the 9-01-20-100-200 Budget of the Borough of Matawan to Government Strategy Group, 450 Shrewsbury Plaza, Suite 330, Shrewsbury, New Jersey 07702, in an amount not to exceed Thirty-Six Thousand Dollars and No Cents ($36,000.00).

This certification is based solely on the information encumbered into the financial records of the Borough by the appropriate using division as of this date and relies on the completeness of financial records.

Chief Financial Officer

(Signature on File)

Monica Antista, CMFO
Dated: March 5, 2019
Borough of Matawan
Workshop Session
March 5, 2019

Qualifications for Management Enhancement Review Services

February 7, 2019

governmentstrategygroup.com
Cost Estimate and Hourly Rates

Government Strategy Group estimates these fees based on the Criteria for Submission of Qualifications:

Management Enhancement Review $36,000

Special projects that have been approved by the governing body, outside the duties contained in the attached Scopes of Work, will be billed in accordance with these hourly rates and charged against each respective project:

- CEO $180
- Executive Managing Director $175
- Sr. Managing Director $165
- Managing Director $160
- Admin/Clerical $75

In fulfilling these services and duties, the Borough will permit our team the use of Borough equipment, facilities and office supplies (computers, copy/fax machines, etc.), and office space.

The Borough also agrees to hold Government Strategy Group harmless, defend and indemnify us against any and all claims resulting from the execution of our services.

It is anticipated the study will be completed within four months from date of executed contract.
Mayor Altomonte read by title Resolutions 19-03-01 through and including 19-03-10, requesting a motion to approve en masse. Councilwoman Gunn made the motion, seconded by Councilwoman Salvatore. Mayor Altomonte requested a voice vote. Council agreed. Motion passed.

RESOLUTION 19-03-01
REDEMPTION OF TAX SALE CERTIFICATE
TRYSTONE CAPITAL ASSETS, LLC
CERTIFICATE #18-00008

WHEREAS, the Borough of Matawan Tax Collector has reported that Tax Sale Certificate #18-00008 was sold to Trystone Capital Assets, LLC, PO Box 1030, Brick, NJ 08723; and
WHEREAS, the Certificate has been paid and fully redeemed for the property owner, Block 12, Lot 5, otherwise known as 80 Atlantic Ave.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan, that they hereby authorize payment in the amount of $5,414.59, and a Premium of $4,600.00, to the above for the redemption of Tax Sale Certificate #18-00008.

BE IT FURTHER RESOLVED that a certified true copy of this resolution is forwarded to the Borough’s Tax Collector and Treasurer.

RESOLUTION 19-03-02
REDEMPTION OF TAX SALE CERTIFICATE
US BANK CUST FOR PC7 FIRST TRUST
CERTIFICATE #18-00026

WHEREAS, the Borough of Matawan Tax Collector has reported that Tax Sale Certificate #18-00026 was sold to US Bank Cust for PC7 First Trust, 50 S. 16th St., Suite 2050, Philadelphia, PA 19102; and

WHEREAS, the Certificate has been paid and fully redeemed for the property owner, Block 47.01, Lot 32, otherwise known as 34 Edgemere Dr.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan, that they hereby authorize payment in the amount of $594.00, and a Premium of $100.00, for the redemption of Tax Sale Certificate #18-00026.

BE IT FURTHER RESOLVED that a certified true copy of this resolution is forwarded to the Borough’s Tax Collector and Treasurer.

RESOLUTION 19-03-03
REDEMPTION OF TAX SALE CERTIFICATE
US BANK CUST FOR PC7 FIRST TRUST
CERTIFICATE #18-00034

WHEREAS, the Borough of Matawan Tax Collector has reported that Tax Sale Certificate #18-00034 was sold to US Bank Cust for PC7 First Trust, 50 S. 16th St., Suite 2050, Philadelphia, PA 19102; and

WHEREAS, the Certificate has been paid and fully redeemed for the property owner, Block 62, Lot 2.16, otherwise known as 10 Angelica Ct.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan, that they hereby authorize payment in the amount of $1,472.96, and a Premium of $100.00, for the redemption of Tax Sale Certificate #18-00034.

BE IT FURTHER RESOLVED that a certified true copy of this resolution is forwarded to the Borough’s Tax Collector and Treasurer.

RESOLUTION 19-03-04
APPROVAL OF MASSEUSE LICENSE RENEWAL
KYONG A. SHIN

WHEREAS, Kyong A. Shin (Masseeuse) has passed the required Police Department background checks; and

WHEREAS, on the condition that Kyong A. Shin has received the required permits from the Construction Office, Fire Prevention Office and the Board of Health.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following Masseeuse License Renewal:

Business: 32 Spa
32 Main Street
Matawan, New Jersey 07747

Applicant: Kyong A. Shin

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Construction, Police as well as Monmouth County Health Department and Applicant.
RESOLUTION 19-03-05
APPROVAL OF MASSAGE PARLOR LICENSE
32 SPA

WHEREAS, 32 Spa (Massage Parlor) has passed the required Police Department background checks; and

WHEREAS, on the condition that 32 Spa has received the required permits from the Construction Office, Fire Prevention Office and the Board of Health.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following New Massage Parlor License:

Business: 32 Spa
32 Main Street
Matawan, New Jersey 07747

Applicant: Kyong A. Shin

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Construction, Police as well as Monmouth County Health Department and Applicant.

RESOLUTION 19-03-06
APPROVAL OF MASSEUSE LICENSE RENEWAL
MARTHA ROWSE

WHEREAS, Martha Rowse (Masseuse) has passed the required Police Department background checks; and

WHEREAS, on the condition that Martha Rowse has received the required permits from the Construction Office, Fire Prevention Office and the Board of Health.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following Masseuse License Renewal:

Business: Touch of Health Therapeutic Massage & Spa Services, LLC
1070 Route 34, Suite U
Matawan, New Jersey 07747

Applicant: Martha Rowse

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Construction, Police as well as Monmouth County Health Department and Applicant.

RESOLUTION 19-03-07
APPROVAL OF MASSAGE PARLOR LICENSE RENEWAL
TOUCH OF HEALTH THERAPEUTIC MASSAGE & SPA SERVICES, LLC

WHEREAS, Touch of Health Therapeutic Massage & Spa Services, LLC (Massage Parlor) has passed the required Police Department background checks; and

WHEREAS, on the condition that Touch of Health Therapeutic Massage & Spa Services, LLC has received the required permits from the Construction Office, Fire Prevention Office and the Board of Health.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following Massage Parlor License Renewal:

Business: Touch of Health Therapeutic Massage & Spa Services, LLC
1070 Route 34, Suite U
Matawan, New Jersey 07747

Applicant: Martha Rowse

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Construction, Police as well as Monmouth County Health Department and Applicant.
RESOLUTION 19-03-08
APPROVAL OF SOLICITORS PERMIT
EDWARD JONES INVESTMENTS

WHEREAS, Michael Roche of Edward Jones Investments (financial adviser - investment/retirement planning), has passed the required Police Department background checks; and

WHEREAS, Michael Roche has read Chapter 3-2.11 Handbills of the Borough of Matawan Code.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following solicitors permit:

Business: Edward Jones Investments
12555 Manchester Road
St. Louis, MO 63131
Applicant(s): 1. Michael Roche

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Police, as well as Applicant.

RESOLUTION 19-03-09
APPROVAL OF SOLICITORS PERMIT
SIGNATURE REALTY NJ

WHEREAS, Jordan Fishman of Signature Realty NJ (real estate services), has passed the required Police Department background checks; and

WHEREAS, Jordan Fishman has read Chapter 3-2.11 Handbills of the Borough of Matawan Code.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following solicitors permit:

Business: Signature Realty NJ
120 Morris Avenue
Springfield, NJ 07081
Applicant(s): 1. Jordan Fishman

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Police, as well as Applicant.

RESOLUTION 19-03-10
APPROVAL OF TAXI DRIVER LICENSE RENEWAL
GERALD H. GREEN

WHEREAS, Gerald H. Green, has passed the required Police Department background checks; and

WHEREAS, Gerald H. Green, has filed the proper documentation with the Borough Clerk’s office.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that they hereby approve the following new taxi driver license:

Applicant: Gerald H. Green

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following: Clerk, Police as well as Applicant.

New Business

Mayor Altomonte read by title Resolution 19-03-11: Authorizing ARH Associates to Provide Professional Services for the Main Street Rehabilitation Study Area – Phase 1: Preliminary Investigation & Rehabilitation Area Designation. Councilwoman Salvatore made the motion, seconded by Councilwoman Buckel. Mayor Altomonte requested a roll call vote. A roll call vote was taken.
Yes: Councilman Nicolas Reeve
Councilwoman Josi Salvatore
Councilwoman Stephanie Buckel
Councilman Brett Cannon
Councilwoman Deana Gunn
Councilman David Vergaretti

Motion passed.

RESOLUTION 19-03-11
AUTHORIZING ARH ASSOCIATES
TO PROVIDE PROFESSIONAL SERVICES FOR THE MAIN STREET REHABILITATION STUDY AREA
PHASE 1: PRELIMINARY INVESTIGATION & REHABILITATION AREA DESIGNATION

WHEREAS, the Mayor and Council of the Borough of Matawan received the attached Proposal for Professional Services from the Borough Planner, ARH Associates, for professional services associated with the Main Street Rehabilitation Study Area Phase 1: Preliminary Investigation and Rehabilitation Area Designation.

NOW, THEREFORE, BE IT RESOLVED the Council of the Borough of Matawan hereby authorizes ARH Associates to perform Phase 1 as outlined in the attached proposal for professional services in an amount not to exceed Eighteen Thousand Two Hundred Seventy Two Dollars and No Cents ($18,272.00).

BE IT FURTHER RESOLVED, by the Council of the Borough of Matawan that the Mayor be and is hereby authorized as signatory on behalf of the Borough of Matawan.

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Finance, Public Works as well as ARH Associates.

CERTIFICATION AS TO AVAILABLE FUNDING

I, Monica Antista, Chief Financial Officer of the Borough of Matawan do hereby certify that as of the date of this certification funds are available from the 9-01-20-170-200 Budget (Project #P2019.0150) of the Borough of Matawan to ARH Associates for professional services for Phase 1: Preliminary Investigation and Rehabilitation Area Designation in an amount not to exceed Eighteen Thousand Two Hundred Seventy Two Dollars and No Cents ($18,272.00).

This certification is based solely on the information encumbered into the financial records of the Borough by the appropriate using division as of this date and relies on the completeness of financial records.

Chief Financial Officer

(Signature on File)

Monica Antista, CMFO
Dated: March 5, 2019
Mr. Louis Ferrara, Borough Administrator
Borough of Matawan
201 Broad Street
Matawan, NJ 07747

Subj: Professional Services Proposal
Area In Need of Rehabilitation: Main Street Study Area
Borough of Matawan, Monmouth County
(ARH Proposal No. F2019.0150)

Dear Mr. Ferrara:

As requested, ARH ASSOCIATES is pleased to submit this Professional Services Proposal to assist the Borough of Matawan ("Borough") in its efforts to revitalize its downtown via a Rehabilitation Area designation under the New Jersey Local Redevelopment & Housing Law (N.J.S.A. 40A:12A-1 et seq. = "Redevelopment Law"). As you know, our firm has considerable expertise in this process and is pleased to be able to support the Borough with this project.

In short, a Rehabilitation Area designation confers on the Borough certain powers in regulating land use and certain flexibility in its relationship with developers which are not permitted under the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq. = "MLUL"). Such powers / flexibility permit the Borough to:

- Modify zoning and building regulations and otherwise replan designated Areas In Need;
- Negotiate with and enter into Redevelopment Agreements with qualified Redevelopers for the clearance of lands, installation of infrastructure and construction of Projects in designated Areas In Need;
- Acquire and sell or lease property in designated Areas In Need to qualified Redevelopers without public bidding and at such prices and other (economic and noneconomic) terms as are deemed reasonable;
- Make plans for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and/or for the voluntary or compulsory repair, rehabilitation, demolition or removal of buildings in designated Areas In Need;
- Grant 5-Year Tax Abatements for qualifying Projects; and
- Collect revenue from Redevelopers to defray the costs of the Rehabilitation process.

Rehabilitation Area designation also provides municipalities with the ability to access to certain grant funds and other pre-development State programs not otherwise available.

Significantly, Rehabilitation Area designation DOES NOT provide a municipality with the power of eminent domain, which is only permitted under a redevelopment Area designation.1

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1 Although municipalities retain the power of eminent domain to acquire lands for public use such as rights-of-way, parkland and other qualifying purposes under the New Jersey Local Lands & Buildings Law (N.J.S.A. 40:55D-1 et seq.), Public Parks & Playgrounds Law (N.J.S.A. 40:55D-1 et seq.) or other related legislation.

ARH Associates
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8563 – fax 973.337.8876
www.arh-us.com
The following Scope of Services has been designed to guide the Borough through the designation and Redevelopment Plan process, and includes our approach as well as details related to required tasks. We have used this approach in communities throughout New Jersey with tremendous success.

Our Fee Proposal for this assignment is included at the end of this Proposal.

This Scope and Fee proposal is based on our understanding of the legal requirements for Rehabilitation Area designation and Redevelopment Plan adoption as of this date. However, we note that several court cases continue to wind their way through the legal system and the Legislature is considering a number of bills designed to further modify the Redevelopment Law. Since it is not possible to anticipate the impact that future decisions or changes in the Law, if any, might have on the proposed Scope, we reserve the right to revisit any of the tasks proposed and the fees associated therewith should the legal climate change.

We thank the Borough and its officials for placing your trust with our firm. As always, please feel free to contact me should you have any questions or require additional information.

Respectfully Submitted,
ARH ASSOCIATES
by
Stuart B. Wiser, PP/AICP
Vice President of Planning & Environmental Services
SCAPE OF SERVICES

PHASE I: Preliminary Investigation & Rehabilitation Area Designation

Summary

Pursuant to section 14 of the Redevelopment Law,

A delineated area may be determined to be in Need of Rehabilitation if the governing body of the municipality determines by resolution that a program of Rehabilitation, as defined in [N.J.S.A. C.40:12A-3], may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such as (1) a significant portion of structures therein are in a deteriorated or substandard condition; (2) more than half of the housing stock in the delineated area is at least 50 years old; (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area; (4) there is a persistent arrearage of property tax payments on properties in the area; (5) environmental contamination is discouraging improvements and investment in properties in the area; or (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance... Prior to adoption of the resolution, the governing body shall submit it to the municipal Planning Board for its review. Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration. Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner of the Department of Community Affairs pursuant to [N.J.S.A. C.40:12A-6] if otherwise required pursuant to that section. (emphasis added)

While not included in the language of section 14, practice is that an analysis and report – known as a Preliminary Investigation – is prepared and submitted to the Planning Board in support of the required resolution.

A Preliminary Investigation is an existing conditions analysis of a Study Area performed by a licensed Professional Planner designed to determine an Area’s conformance with any of the Statutory Criteria required for Rehabilitation Area designation. Physical, historical and/or statistical information are reviewed to determine whether, and to what extent, an Area conforms to such criteria. The results of the investigation are formalized in a Report of Findings, with maps, graphics and other documentation necessary to present a clear and coherent determination of conformance.

The Report of Findings will be presented to the municipal Planning Board for review, finding of consistency with the municipal Master Plan and formal recommendation to the Governing Body. While no individual public notice to property-owners is required for this hearing, some method of communication with the citizenry is recommended.

Upon receipt of the Planning Board’s recommendation, the Governing Body may act on the resolution declaring the Study Area, or any part thereof, in Need of Rehabilitation.
SCOPE OF SERVICES

Tasks
As part of this Phase I, we anticipate the following schedule of events (unless otherwise noted, all tasks will be performed by our Professional Planning Staff):

- Governing Body adopts Resolution directing the Planning Board to conduct the Preliminary Investigation (Resolution prepared by ARH for Borough Solicitor review).
- Planning Board (by Resolution) accepts Governing Body directive and directs ARH to undertake the Preliminary Investigation (Resolution prepared by ARH for Planning Board Solicitor review).
- ARH prepares and delivers Report of Findings to the Planning Board. Planning Board schedules public hearing.
- Borough / Planning Board issues whatever communication is deemed appropriate to advertise Public Hearing.
- Planning Board holds Public Hearing. ARH presents Report of Findings. Planning Board acts on Report of Findings. ²
- Planning Board acts to memorialize vote by Resolution. This may be done at the next scheduled Planning Board meeting or may be combined with the action at the Public Hearing. (Resolution prepared by ARH for Planning Board Solicitor review).
- Presentation of Report of Findings to Governing Body (if required). Governing Body acts on Resolution (Resolution prepared by ARH for Borough Solicitor review).
- Submission of Resolution to the New Jersey Department of Community Affairs for review and approval (if necessary).

Deliverables
21 full-color copies³ of the Report of Findings, including all necessary maps, graphics and other documentation, and one electronic (pdf) reproducible. Draft Resolutions as indicated.

² It is our practice to recommend that the Governing Body convene a special meeting AT THE PLANNING BOARD HEARINGS for the Preliminary Investigation. While no action would be taken, such a meeting serves to eliminate duplication of presentations to the Planning Board and Governing body, and insures that the Governing body is fully informed as to all comments presented to the Planning Board [both supporting and opposing to any Rehabilitation Area designation] and all responses to such comments.
³ Assumes: Mayor (1), Governing Body (8), Borough Administrator (1), Borough Clerk (1), Borough Redevelopment Attorney (1), Planning Board (9), Planning Board Secretary (1), Planning Board Solicitor (1).
SCOPE OF SERVICES

PHASE II: Redevelopment Plan Generation

Summary

The next step after Rehabilitation Area designation is the preparation and adoption of a Redevelopment Plan. A Redevelopment Plan may be thought of as a master plan for an area declared to be in Need of Rehabilitation; it establishes the goals and objectives of the municipality in designating an area to be in Need, and details the actions to be taken to accomplish these goals and objectives.

While the Redevelopment Plan for a Main Street Rehabilitation Area will be prepared by ARH ASSOCIATES, the contents of the Plan will be the Borough’s. Our role will be to advise the Borough and produce the document. As such, our Professional Planning staff will guide local decision makers regarding issues such as, but not limited to (as applicable and appropriate):

- Public Policy Goals and Redevelopment Plan Objectives for the Plan;
- Types of Rehabilitation Actions proposed;
- Land Use Provisions, including Permitted Uses, Building Controls, Architectural Controls and Design Guidelines;
- Utility Controls and Infrastructure Provisions;
- Statutory requirements for a Redevelopment Plan; and
- Other issues as may be necessary and appropriate.

Process

The process of adopting a Redevelopment Plan is similar to that employed for a Preliminary Investigation. The Plan is generated by a Professional Planning consultant, reviewed by the Planning Board in a public hearing, and referred (via resolution) to the Governing Body with recommendation for adoption (such recommendation must include a statement as to consistency of the Redevelopment Plan with the municipal Master Plan). Upon receipt of such Planning Board recommendation, the Governing Body may act to adopt the Redevelopment Plan, either as submitted or with changes, by Ordinance. The adopted Redevelopment Plan may become an explicit amendment to the Borough’s Zoning District Map and Zoning Ordinance or may be treated as an overlay to existing zoning.

Tasks

While the tasks involved in preparing a Redevelopment Plan will necessarily depend on the nature of the area the Plan is intended to address and the goals of policymakers for that section of the City, the following core elements are anticipated:

- A Project kickoff meeting with Borough officials to discuss the Rehabilitation Program and Proposed Actions under the Redevelopment Plan.

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Accordingly, a "Redevelopment Plan" is the statutory mechanism for addressing conditions in a Rehabilitation Area as well as a Redevelopment Area.
SCOPE OF SERVICES

- Preparation and delivery of draft Redevelopment Plan.
- Workshop meeting with Borough officials to present draft Redevelopment Plan and discussion open issues.
- Delivery of final draft of Redevelopment Plan.
- Planning Board holds Public Hearing. ARH presents draft Redevelopment Plan. Planning Board acts to determine consistency of draft Redevelopment Plan with Master Plan and makes recommendation to Governing Body. It is our practice to recommend that the Governing Body convene a special meeting AT THE PLANNING BOARD HEARING for the preliminary investigation. While no action would be taken, such a meeting serves to eliminate duplication of presentations to the Planning Board and Governing body, and ensures that the Governing Body is fully informed as to all comments presented to the Planning Board (both supporting and opposing to any Rehabilitation Area designation) and all responses to such comments.
- Planning Board acts to memorialize vote by Resolution. This may be done at the next scheduled Planning Board meeting or may be combined with the action at the Public Hearing. [Resolution prepared by ARH for Planning Board Solicitor review].
- 1st reading of Ordinance to adopt Redevelopment Plan. (Ordinance prepared by ARH for Borough Solicitor review).
- 2nd reading and public hearing of Ordinance to adopt Redevelopment Plan.

Deliverables

21 full-color copies of the draft Redevelopment Plan, including all necessary maps, graphics and other documentation, and one electronic (.pdf) reproducible. Draft Resolution and Ordinance as indicated.

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\[ Italics Italics \]
FEE PROPOSAL

Phase Breakout

<table>
<thead>
<tr>
<th>Phase</th>
<th>Fees</th>
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<tr>
<td>PHASE I: Preliminary Investigation &amp; Rehabilitation Area Designation</td>
<td>$18,272</td>
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<td>PHASE II: Redevelopment Plan Generation</td>
<td>$20,903</td>
</tr>
<tr>
<td>Total Project Fees:</td>
<td>$39,175</td>
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Mayor Altomonte read by title Resolution 19-03-12: Authorizing the Borough Administrator to Advertise for Hiring of a Part-Time Annual Public Information Officer. Councilwoman Gunn made the motion, seconded by Councilman Cannon. Mayor Altomonte requested a roll call vote. A roll call vote was taken.

Yes: Councilman Nicolas Reeve
Councilwoman Josi Salvatore
Councilwoman Stephanie Buckel
Councilman Brett Cannon
Councilwoman Deana Gunn
Councilman David Vergaretti

Motion passed.
RESOLUTION 19-03-12
AUTHORIZING THE BOROUGH ADMINISTRATOR
TO ADVERTISE FOR HIRING OF A PART-TIME ANNUAL PUBLIC INFORMATION OFFICER

WHEREAS, there is a need for a Part-Time Annual Public Information Officer within the Borough of Matawan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that the Borough Administrator of the Borough of Matawan, is hereby authorized to advertise (in print or electronic media), interview, and make recommendations for the position of Part-Time Annual Public Information Officer to the Mayor and Council, for authorization by Mayor and Council and subject to a Certification as to Available Funding from the Chief Financial Officer.

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk and Finance.

Mayor Altomonte read by Ordinance 19-02: Bond Ordinance of the Borough of Matawan Appropriating $500,000 to Supplement Section 3(b) of Bond Ordinance No. 05-11 Finally Adopted on May 17, 2005, as Amended by Bond Ordinance No. 07-22 Finally Adopted on August 21, 2007, as Amended and Supplemented by Bond Ordinance No. 17-07 Finally Adopted on April 18, 2017, and as Amended and Supplemented by Bond Ordinance No. 18-05 Finally Adopted on May 1, 2018 in Order to Revise the Amounts Referred to Therein, and Authorizing the Issuance of $476,000 Bonds or Notes of the Borough to Finance Part of the Appropriation, and Amending the Amount Provided for Items of Expense Pursuant to NJSA 40A:2-20. Mayor Altomonte requested a motion to introduce. Councilwoman Gunn made the motion, seconded by Councilman Cannon. Council agreed. Mayor Altomonte requested a roll call. A roll call vote was taken.

Yes: Councilman Nicolas Reeve
       Councilwoman Josi Salvatore
       Councilwoman Stephanie Buckel
       Councilman Brett Cannon
       Councilwoman Deana Gunn
       Councilman David Vergaretti

Motion passed.

ORDINANCE 19-02
BOND ORDINANCE OF THE BOROUGH OF MATAWAN APPROPRIATING $500,000 TO SUPPLEMENT SECTION 3(b) OF BOND ORDINANCE NO. 05-11 FINALLY ADOPTED ON MAY 17, 2005, AS AMENDED BY BOND ORDINANCE NO. 07-22 FINALLY ADOPTED ON AUGUST 21, 2007, AS AMENDED AND SUPPLEMENTED BY BOND ORDINANCE NO. 17-07 FINALLY ADOPTED ON APRIL 18, 2017, AND AS AMENDED AND SUPPLEMENTED BY BOND ORDINANCE NO. 18-05 FINALLY ADOPTED ON MAY 1, 2018 IN ORDER TO REVISE THE AMOUNTS REFERRED TO THEREIN, AND AUTHORIZING THE ISSUANCE OF $476,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE APPROPRIATION, AND AMENDING THE AMOUNT PROVIDED FOR ITEMS OF EXPENSE PURSUANT TO NJSA 40A:2-20

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF MATAWAN (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. Section 3(b) of Bond Ordinance No. 05-11 of the Borough of Matawan, a municipal corporation of the State of New Jersey (the “Borough”) finally adopted on May 17, 2005, as amended by Bond Ordinance No. 07-22 finally adopted on August 21, 2007, as amended and supplemented by Bond Ordinance No. 17-07 finally adopted on April 18, 2017, and as amended and supplemented by Bond Ordinance No. 18-05 finally adopted on May 1, 2018 (collectively, the “Prior Ordinance”) is hereby supplemented as set forth within this bond ordinance. The improvement or purpose described in Section 3 of this bond ordinance has been authorized by the Borough as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the additional amount of $500,000, including the sum of $24,000 as the additional down payment required by the Local Bond Law (such sums being in addition to the amounts appropriated and set forth as a down payment by the Prior Ordinance). The down payment is now available by virtue of the provision for a down payment for capital improvement purposes in one or more previously adopted budgets.
Section 2. In order to finance the cost of the improvements or purposes not covered by the application of the additional down payment, negotiable bonds are hereby authorized to be issued in the principal amount of $476,000 pursuant to the Local Bond Law (such sum being in addition to the amount of bond and/or notes authorized by the Prior Ordinance). In anticipation of the issuance of bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) Section 3 of the Prior Bond Ordinance is hereby amended and supplemented to read as follows (with the respective supplemental appropriation and authorizations being more specifically described in subsections (b) through (d) of this Section 3 below):

“Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

(a) Various capital improvements to Lakefront Recreation Area - Phase II and sidewalks and lighting on Ravine Avenue, and recreation improvements at various locations in the Borough, including all work and materials necessary therefor and incidental thereto.

<table>
<thead>
<tr>
<th>APPROPRIATION</th>
<th>BOND AUTHORIZATION</th>
<th>PERIOD OF USEFULNESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>$534,200 (including a $85,000 grant from the County of Monmouth)</td>
<td>$427,810</td>
<td>15 years</td>
</tr>
</tbody>
</table>

(b) Various capital improvements at Gravelly Brook Park (Phase 1 and Phase 2) in the Borough, including all work and materials necessary therefor and incidental thereto.

<table>
<thead>
<tr>
<th>APPROPRIATION</th>
<th>BOND AUTHORIZATION</th>
<th>PERIOD OF USEFULNESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,480,800 (including two grants from the County of Monmouth in the aggregate amount of $350,000)</td>
<td>$1,076,690</td>
<td>15 years</td>
</tr>
</tbody>
</table>

TOTAL APPROPRIATION | TOTAL BOND AUTHORIZATION | AVERAGE PERIOD OF USEFULNESS |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,015,000</td>
<td>$1,504,500</td>
<td>15 years”.</td>
</tr>
</tbody>
</table>

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose authorized in this bond ordinance, supplementing Section 3(b) of the Prior Bond Ordinance is $1,076,690, which is the aggregate amount of the additional $476,000 authorized in this bond ordinance and the $600,690 authorized in Section 3(b) of the Prior Bond Ordinance.

(c) The estimated additional cost of the improvement or purpose authorized in this bond ordinance, supplementing Section 3(b) of the Prior Bond Ordinance is $1,480,800, which is the aggregate amount of $500,000 appropriated in this bond ordinance and $980,800 appropriated in Section 3(b) of the Prior Bond Ordinance.

(d) As set forth in Section 3(a) of this bond ordinance for ease of reference, new total appropriation for the projects set forth in the Prior Ordinance (as supplemented by this bond ordinance) is $2,015,000 (which is the aggregate amount of the supplemental appropriation set forth in this bond ordinance and the appropriation set forth in the Prior Ordinance), and the new total bond/note authorization for the projects set forth in the Prior Ordinance (as supplemented by this bond ordinance) is $1,504,500 (which is the aggregate amount of the supplemental authorization set forth in this bond ordinance and the authorization set forth in the Prior Ordinance).

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

Section 5. The capital budget of the Borough is hereby amended to conform with the provisions of
this ordinance to the extent of any inconsistency herewith.

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

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

(b) The period of usefulness of the improvements or purposes described in Section 3 of this bond
ordinance, computed on the basis of the amount of obligations authorized for the improvement or purpose and the
reasonable life thereof within the limitations of the Local Bond Law, is 15 years. However, since this bond
ordinance is amending a section of a multipurpose bond ordinance, the average period of usefulness set forth in
Section 6(b) of the Prior Ordinance is hereby amended to read 15 years.

(c) An aggregate amount not exceeding $200,000 for items of expense listed in and permitted under
NJSA 40A:2-20 is included in the estimated cost of the improvement or purpose set forth in Section 3 of this bond
ordinance. The amount set forth pursuant to this Section 6 (c) is in addition to the amount set forth in the Prior
Ordinance for items of expense listed in and permitted under NJSA 40A:2-20.

(d) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and
filed in the office of the Clerk, and submitted to the office of the Director of the Division of Local Government
Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross
debt of the Borough is increased by $476,000 (the amount of the authorization of the obligations provided for in this
bond ordinance). The obligations authorized herein will be within all debt limitations prescribed by the Local Bond
Law.

Section 7. The full faith and credit of the Borough are hereby pledged to the punctual payment of
the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be
direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all
the taxable real property within the Borough for the payment of the obligations and the interest thereon without
limitation of rate or amount.

Section 8. This bond ordinance shall take effect 20 days after the first publication thereof after final
adoption, as provided by the Local Bond Law.

The Clerk announced the Public Hearing will be held at 7:00 PM on March 19, 2019.

Mayor Altomonte read by title Resolution 19-03-13: Authorizing the Transfer of Unexpended
Balances in Certain 2018 Appropriation Reserve Accounts. Councilman Reeve made the
motion, seconded by Councilwoman Buckel. Mayor Altomonte requested a roll call vote. A roll
call vote was taken.

Yes: Councilman Nicolas Reeve
Councilwoman Josi Salvatore
Councilwoman Stephanie Buckel
Councilman Brett Cannon
Councilwoman Deana Gunn
Councilman David Vergaretti

Motion passed.

RESOLUTION 19-03-13
AUTHORIZING THE TRANSFER OF UNEXPENDED BALANCES IN CERTAIN
2018 APPROPRIATION RESERVE ACCOUNTS

WHEREAS, NJSA 40A:4-59 provides for the transfers within certain appropriations within the Municipal
Budget during the first three months of the following year; and

WHEREAS, there are unexpended balances in certain 2018 appropriation reserve accounts; and
WHEREAS, additional funds are required in certain other 2018 appropriation reserve accounts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Matawan that the following transfers are authorized from and to the following accounts:

<table>
<thead>
<tr>
<th>Transfer From</th>
<th>Amount</th>
<th>Transfer To</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>8-01-20-100-200</td>
<td>$1,651.00</td>
<td>8-01-36-471-200</td>
<td>$1,651.00</td>
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<tr>
<td>Administration</td>
<td></td>
<td>Public Employee Retirement</td>
<td></td>
</tr>
<tr>
<td>Other Expenses</td>
<td></td>
<td>Other Expenses</td>
<td></td>
</tr>
<tr>
<td>8-01-20-100-200</td>
<td>$210.00</td>
<td>8-01-36-475-200</td>
<td>$210.00</td>
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<tr>
<td>Utilities</td>
<td></td>
<td>Police &amp; Fire Retirement</td>
<td></td>
</tr>
<tr>
<td>Other Expenses</td>
<td></td>
<td>Other Expenses</td>
<td></td>
</tr>
</tbody>
</table>

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Finance as well as the Borough Auditor.

Mayor Altomonte read by title Resolution 19-03-14: Emergency Temporary Appropriation. Councilman Reeve made the motion, seconded by Councilwoman Salvatore. Mayor Altomonte requested a roll call vote. A roll call vote was taken.

Yes: Councilman Nicolas Reeve
Councilwoman Josi Salvatore
Councilwoman Stephanie Buckel
Councilman Brett Cannon
Councilwoman Deana Gunn
Councilman David Vergaretti

Motion passed.

RESOLUTION 19-03-14
EMERGENCY TEMPORARY APPROPRIATION

WHEREAS, emergent conditions have arisen with respect to the payment of bills in a number of accounts and no adequate provision has been made in a 2019 temporary budget for the aforesaid purposes; and

WHEREAS, NJSA 40A:4-20 provides for the creation of an emergency temporary appropriation for the purposes above mentioned; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2018 pursuant to the provisions of Chapter 96, PL 1951 (NJSA 40A:4-20) including this resolution total $6,041,454.71.

NOW, THEREFORE, BE IT RESOLVED (not less than two thirds of all member of the Council of the Borough of Matawan, New Jersey affirmatively concuring) that in accordance with the provisions of NJSA 40A:4-20:

1. An emergency temporary appropriation be and the same is hereby made for the purposes stipulated in the attached list.
2. That said emergency temporary appropriations will be provided for in the 2019 budget under the appropriate titles.
3. That one certified copy of this resolution be filed with the Director of Local Government Services.

BE IT FURTHER RESOLVED, that the amount required by Statue for the payment of 2019 County, and Local School District Taxes, which are not included in this temporary budget, shall be paid as and when due.

2019 Temporary Budget-for March 5, 2019 Meeting

Salary & Wages    Other Expenses

MAYOR & COUNCIL
MUNI CLERK
<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
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<tbody>
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<td>FINANCE ADMIN</td>
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<td>TAX ASSES ADMIN</td>
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<td>TAX COLLECTOR</td>
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<td>LEGAL SERVICES</td>
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<td>ENGINEERING</td>
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<td>BLDG &amp; GROUNDS</td>
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<td>PLAN/ZONING BD</td>
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<td>ENVIRON HEALTH</td>
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<td>SOLID WASTE COLL</td>
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<td>INSURANCE-GROUP HEALTH</td>
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<td>INSURANCE-WORKERS COMP</td>
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<td>FIRE PREVENTION</td>
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<td>STREETS &amp; ROADS</td>
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<td>RECREATION</td>
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<td>HISTORICAL SITES</td>
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<td>VOL 1ST AID SQUAD</td>
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<tr>
<td>PROP MAINT</td>
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<td>RR PARKING</td>
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<td>DOWNTOWN REDEV</td>
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<td>UTILITIES</td>
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<td>VEHICLE MAINT</td>
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<td>CONSTR OFFICIAL</td>
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<tr>
<td>ACCUM SICK LEAVE</td>
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<td>30,000.00</td>
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<td>OAS/SOCIAL SECURITY</td>
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<td>PERS</td>
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<td>PFRS</td>
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<td>739,156.06</td>
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<td>CONTINGENT</td>
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<tr>
<td>MUNICIPAL COURT</td>
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<tr>
<td>PUBLIC DEFENDER</td>
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<td></td>
</tr>
<tr>
<td>FREE PUBLIC LIBRARY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EMERGENCY 911</td>
<td></td>
<td>11,000.00</td>
</tr>
<tr>
<td>GREEN TRUST LOAN</td>
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<td></td>
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<tr>
<td>INTEREST ON BONDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTEREST ON NOTES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PAYMENT OF BANS</td>
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<td></td>
</tr>
<tr>
<td>MCIA LEASE INTEREST</td>
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</tr>
<tr>
<td>SUBTOTAL</td>
<td>16,300.00</td>
<td>1,142,376.64</td>
</tr>
<tr>
<td>TOTAL TEMPORARY EMERGENCY APPROPRIATIONS</td>
<td>1,158,676.64</td>
<td>4,296,174.37</td>
</tr>
</tbody>
</table>
Borough of Matawan  
Workshop Session  
March 5, 2019

WATER SEWER UTILITY

OPERATING

BULK WATER PURCHASE/ACQUISITION OF WATER

BAYSHORE REGIONAL SEWERAGE AUTHORITY

PAYMENT ON BOND PRINCIPAL

PERS 46,831.31

BANS

INTEREST ON BONDS

INTEREST ON NOTES

WATER-SEWER REHAB LOAN

WASTEWATER LOAN

SOCIAL SECURITY

SUBTOTAL 46,831.31

TOTAL WATER SEWER UTILITY TEMPORARY EMERGENCY APPROPRIATIONS 46,831.31 1,745,280.34

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Clerk, Finance as well as Director of Local Government Services.

Mayor Altomonte read by title Resolution 19-03-15: Payment of Bills. Councilman Reeve made the motion, seconded by Councilwoman Salvatore. Mayor Altomonte requested a roll call vote. A roll call vote was taken.

Yes: Councilman Nicolas Reeve  
Councilwoman Josi Salvatore  
Councilwoman Stephanie Buckel  
Councilman Brett Cannon  
Councilwoman Deana Gunn  
Councilman David Vergaretti

Motion passed.

RESOLUTION 19-03-15
PAYMENT OF BILLS

BE IT RESOLVED by the Mayor and Council of the Borough of Matawan, New Jersey. That the following numbered vouchers be paid to the persons therein respectively and hereinafter named, for the amounts set opposite their respective names, and endorsed and approved on said vouchers and that warrants be issued therefore, directed to the Borough Collector signed by the Mayor and attested by the Borough Clerk as required by law:

Current $1,853,726.02
Water & Sewer $180,128.41
Borough Capital $176,176.92
Grant $214.58
Borough Trust $43,280.42
Dog Tax Trust $102.60
Railroad Parking Trust $11,500.00

Total $2,265,128.95

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the following Borough of Matawan Departments: Finance as well as the Borough Auditor.

Mayor Altomonte read by title Resolution 19-03-17: Resolution to Exempt the Selection Process for Procedure for Hiring by the Matawan Borough Police Department for Police Officer. Councilwoman Salvatore made the motion, seconded by Councilman Reeve. Mayor Altomonte requested a roll call vote. A roll call vote was taken.

Yes: Councilman Nicolas Reeve
Borough of Matawan
Workshop Session
March 5, 2019

Councilwoman Josi Salvatore
Councilwoman Stephanie Buckel
Councilman Brett Cannon
Councilwoman Deana Gunn
Councilman David Vergaretti

Motion passed.

RESOLUTION 19-03-17
RESOLUTION TO EXEMPT THE SELECTION PROCESS FOR PROCEDURE FOR HIRING BY THE
MATAWAN BOROUGH POLICE DEPARTMENT FOR POLICE OFFICER

WHEREAS, the Chief of Police has recommended for the efficiency of the Borough of Matawan Police
Department that the provisions of Ordinance 9-29.1 through 9-29.3 are exempted and that the Chief of Police be
authorized to interview candidates under the hiring provisions of Ordinance 9-29.7, et seq. for employment by the
Borough of Matawan Police Department; and

WHEREAS, any successful candidate must meet the eligibility requirements for an exemption by way of
already having been issued a law enforcement officer certification by the New Jersey Police Training Commission
and is currently a law enforcement officer in the State of New Jersey; and

WHEREAS, it is in the best interest of the Borough of Matawan and the Police Department to suspend the
provisions of Ordinance 9-29.1 through 9-29.3 by operation of Ordinance 9-29.7.

NOW, THEREFORE, BE IT RESOLVED that the Chief of Police was authorized by the Appropriate
Authority to begin the necessary administrative process for the interview of any candidates holding a certification
from the New Jersey Police Training Commission (PTC) as a Class I or Class II Special Law Enforcement Officer
or currently attending a NJ PTC certified Police Academy, that would be interested in the position of police officer
for the Borough of Matawan without the requirement of undertaking the procedures set forth in Ordinance 9-29.1
through 9-29.3.

BE IT FURTHER RESOLVED that any further action, as well as the actual employment of any
candidate, is subject to ratification of the appointment by the Mayor and Council of the Borough of Matawan.

BE IT FURTHER RESOLVED that a true certified copy of this Resolution shall be forwarded to the
following Borough of Matawan Departments: Clerk, Finance, Police as well as the Borough Attorney.

Privilege of the Floor

Mayor Altomonte opened the Privilege of the Floor.

There were no comments.

Mayor Altomonte requested a motion to close the Privilege of the Floor. Councilwoman Buckel
made the motion, seconded by Councilwoman Salvatore. Council agreed. Motion passed.

Recess to Executive Session

Mayor Altomonte requested a motion to recess to Executive Session. Councilman Reeve made
the motion, seconded by Councilwoman Salvatore. Mr. Menna announced the purpose of the
Council retiring into Executive Session is to discuss contracts and litigation. No formal action
will be taken. Council agreed. Motion passed.

RESOLUTION 19-03-16
EXECUTIVE SESSION RESOLUTION

WHEREAS, the Open Public Meetings Act, PL 1975, Chapter 231, permits the exclusion of the public
from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss:
  • Contracts
Borough of Matawan
Workshop Session
March 5, 2019

- Litigation
- Personnel
- Purchase, Lease or Acquisition of Real Property

WHEREAS, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW, THEREFORE, BE IT RESOLVED that the public be excluded from this meeting.

Meeting recessed at 7:17 PM.

Reconvene the Public Session

Mayor Altomonte requested a motion to reconvene the Public Session. Councilwoman Gunn made the motion, seconded by Councilwoman Salvatore. Council agreed. The meeting reconvened at 8:06 PM. Mayor Altomonte requested a roll call. On roll call the following members responded present:

Yes: Councilwoman Stephanie Buckel
         Councilman Brett Cannon
         Councilwoman Deana Gunn
         Councilman Nicolas Reeve
         Councilwoman Josi Salvatore
         Councilman David Vergaretti

Also present were Louis Ferrara, Borough Administrator and Pasquale Menna, Esq., Borough Attorney.

Mayor Altomonte announced no formal action was taken in Executive Session and asked for any public comment.

There were no comments.

Mayor Altomonte requested a motion to adjourn the Public Session. Councilwoman Salvatore made the motion, seconded by Councilwoman Buckel. Council agreed.

The meeting adjourned at 8:07 PM.

(Signature on File)

Karen Wynne, RMC
Municipal Clerk