

**REGULAR MEETING
APRIL 15, 2025
BOROUGH COUNCIL**

Council President Clay called the Regular Meeting to order at 7:30 PM.

The Deputy Borough Clerk read the following statement: “Pursuant to Section 5 of the Open Public Meetings Act, adequate notice of this meeting has been provided by posting on the bulletin board at Borough Hall and by notification to the Asbury Park Press and the New Coaster at least 48 hours prior to the meeting and filing with the Borough Clerk all on January 7, 2025.”

ROLL CALL (Regular Meeting)

PRESENT: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin
ABSENT: None
ALSO PRESENT: Doreen D’Annunzio, Deputy Borough Clerk
Kevin Starkey, Director of Law
Risa Clay, Mayor
Charles Terefenko, Business Administrator
Thomas Fallon, Director of Finance
Thomas Neff, Borough Engineer

All present stood for a salute to the Flag.

Nomination of Interim Councilmember

Mr. Alessi offered a motion to open the nominations for Councilmember, seconded by Ms. Buckley.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: None
ABSTAIN: None

Appointment of Councilmember

Mr. Nesci offered a motion to nominate Mr. Kashyap Parikh for Councilmember, seconded by Mr. Alessi.
Dr. Dobrin asked if there were any other nominations, Mr. Nesci offered a motion to close the nominations for Councilmember, seconded by Ms. Buckley.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: None
ABSTAIN: None

Dr. Dobrin asked for roll call vote on the nomination for Councilmember.

ROLL CALL (to appoint Mr. Parikh as Councilmember)

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin
NAYS: None
ABSENT: None
ABSTAIN: None

Swearing-In of Councilmember

At this time Mayor Clay was asked to swear in the Councilmember.
Mr. Parikh was sworn-in as Councilmember by Mayor Clay.

APPROVAL OF MINUTES

Ms. Buckley offered a motion to approve March 18, 2025, Regular Meeting Minutes seconded by Mr. Alessi.

ROLL CALL

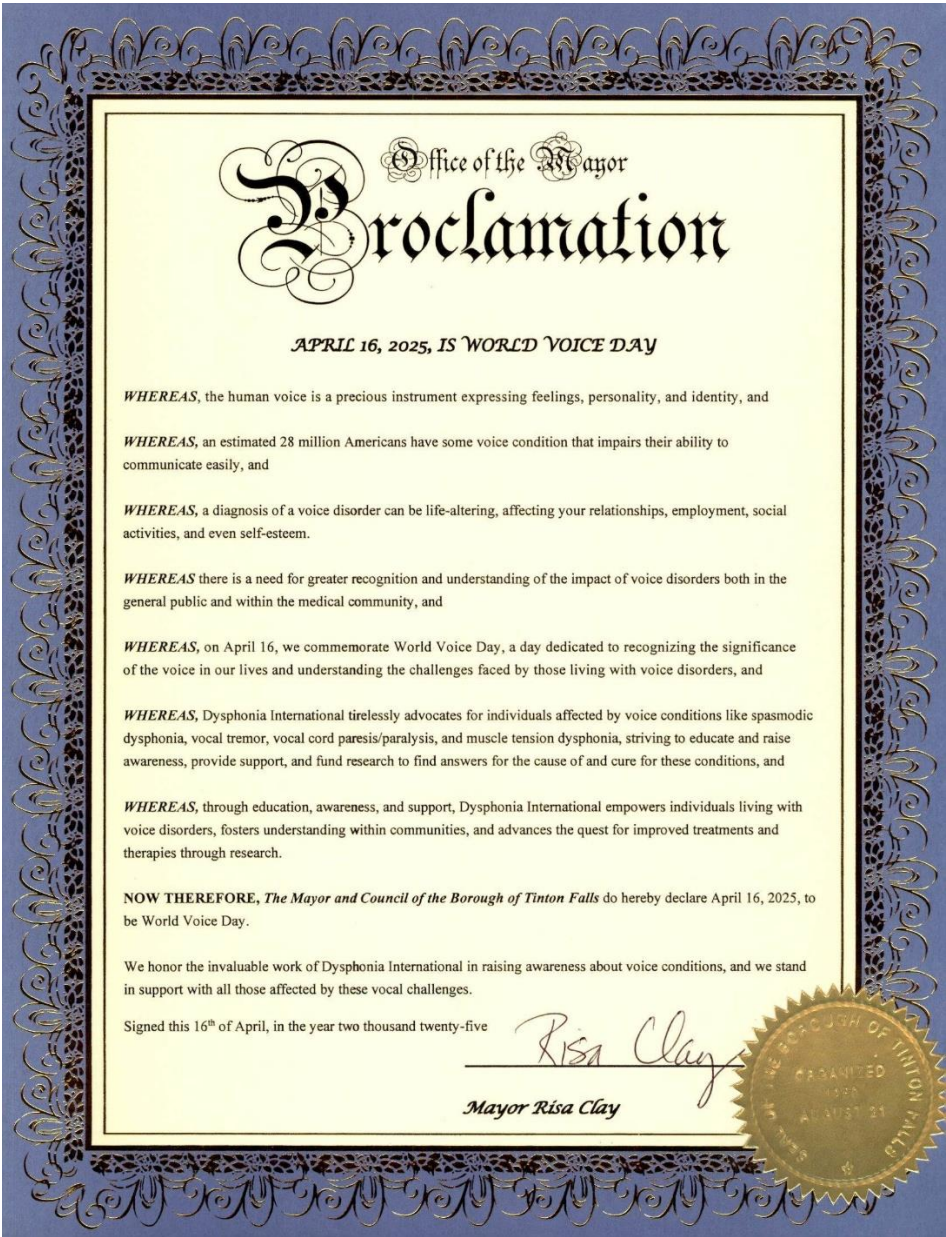
AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Dr. Dobrin
ABSTAIN: Mr. Parikh
NAYS: None

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ABSENT: None

REPORT OF MAYOR/COUNCIL/ADMINISTRATION

World Voice Day Proclamation 2025 was read by Ms. Buckley.



2025 Child Abuse Prevention Awareness Month Proclamation was read by Dr. Dobrin.

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Certificate of Recognition was presented by Mayor Clay to Pinwheel Place.



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Director of Finance- Thomas Fallon - 2025 Budget Presentation

Borough Engineer – Thomas Neff – Capital Program

Mr. Fallon gave an overview of the budget and a slide presentation. He explained the breakdown by percentage of the Municipal portion of the taxes paid which is 24% of total taxes. Mr. Fallon reviewed the essential services and quality of life services provided. He stated that the budget structure results in a positive position in available cash and reserves which adds to the Borough's ability to stabilize the tax rate and weather economic downturns. Mr. Fallon stated the budget is a fiscally sound and responsible plan with no gimmicks or structural issues. He stated that the total debt service has remained stable from 2024. The Borough continues to employ a hybrid strategy for its capital needs. The Borough appropriates all non-road capital improvements directly in the budget and authorizes general debt only for the road improvement programs. This strategy has resulted in a reduction in the Borough's Net Debt and in long-term borrowing costs. Mr. Fallon discussed the summary of revenues, state aid, municipal revenue, delinquent taxes, fund balance and amount to be raised by taxation. The amount to be raised by taxation will increase by 3.8 percent. Due to an increase in new and existing assessments this will result in a 2.12 percent decrease in the municipal tax rate. Mr. Fallon reviewed the figures for anticipated revenue, historical municipal fund balance, fund balance data and non-utilized fund balances. The more non-utilized fund balance the Borough has on hand, the Borough can better manage emergencies and unexpected economic issues and stabilize municipal taxes. He reviewed a summary of appropriations and appropriations by function. Mr. Fallon discussed the Borough's net statutory debt; a very positive trend has been to reduce net debt by 37% percent from 2014 to 2024 which equates to an average reduction of approximately \$882,000 per year over the past 9 years. Mr. Fallon stated the Borough's credit rating of Aa1 has been affirmed by Moody's. He reviewed the trending reduction of the municipal tax rate from 2018 to present, the Open Space Trust Account, the Sewer Utility Budget summary, Capital Project Overview, including general improvements and sewer improvements. Also, the Borough has obtained a total of \$2,618,668 in grant funds to offset the costs of construction projects to be completed in 2025. Mr. Fallon asked the Borough Engineer, Tom Neff, to discuss the Capital Program. Mr. Neff discussed the annual road program which is done every two years explaining a larger project proposal results in better pricing and larger more skilled companies bidding. This method allowed the Borough to increase the budget to approximately four million and not increasing the debt. The 2025-2026 road program will pave 16 roads approximately five miles of road. He listed the roads and any grant funds that applied. He discussed the park improvements, the largest being Waltz Park, and provided a construction update and overview of the amenities to be constructed throughout the sixty-acre park. Hockhockson Park will have new lights installed for T-Ball fields. He provided an update on the drainage projects on Pine Brook Road and Wardell Road Culverts and sewer project on Locust Grove Road. Mr. Fallon stated the public hearing on this budget will be held on May 20, 2025, the budget documents can be found on the website.

Business Administrator – Charles Terefenko

Mr. Terefenko congratulated Kashyap Parikh on his new position and encouraged everyone to look at the budget.

Director of Law – Kevin Starkey

Mr. Starkey had no report. He welcomed the new council member, Mr. Parikh.

Mayor's Report- Risa Clay

Mayor Clay also welcomed the new councilmember, Mr. Parikh. Thanked Mr. Fallon and Mr. Neff for their presentation on this fiscally responsible budget. On April 3rd the Mayor and Mr. Terefenko had a site visit to DMV and announced a mobile DMV unit will have a site visit in Tinton Falls at a date to be announced. On April 7th in participation with Judge Clark and Tinton Falls Middle School in a mock trial program. It is exciting and enlightening to see young kids in action and a judge who is engaged in civic responsibility. On April 8th the Mayor, Councilwoman Buckley and other Monmouth County woman in politics participated in a high school program called "Woman and Winning" program. This consists of discussions, tabletop exercises and presentations. On April 9th attended with Mr. Terefenko and Councilman Alessi the first Shade Tree Commission meeting this year. Mr. Alessi is the Liaison for this committee, and they welcomed the new members stating this will be an asset to the community. On April 10th the Mayor attended the mayor's program at Brookdale Community College to assist mayors and small business initiatives. Also attended a department meeting at the Borough and had the second Meet the Mayor meeting. This meeting was well attended with good feedback. Announcing the Little League opening is rescheduled for May 23rd. On April 13th the Easter Egg Hunt was very successful and thanked the Police, DPW and Recreation Department for this great day. On April 14th there was a Neighborhood Watch meeting, and the Mayor thanked everyone who participated. Today there was a pre-planning meeting for the upcoming 75th Anniversary celebration and it was announced Ms. Kishore will take on the duties of a full-time Public Information Officer providing the community with more information in different formats in addition to social media. There are published office hours for the Mayor. The upcoming events on April 26th the Police Department are doing a DEA Take Back program and Earth Fest Event.

Deputy Borough Clerk – Doreen D'Annunzio

Ms. D'Annunzio had no report.

-Mr. Alessi congratulated Mr. Parikh on his appointment as councilmember and Mr. Fallon and Mr. Neff on their budget presentation. The Zoning Board meeting for May 1st was cancelled. The Shade Tree meeting was impressive and in good hands. He attended the Easter Egg Hunt which was well attended and thanked the Recreation Department.

-Ms. Buckley congratulated Mr. Parikh on his appointment as councilmember. The next Environmental Commission meeting is April 24th and April 26th Tinton Falls Earth Day Fest at 5:00pm at Sycamore Park with many planned activities. Ms. Buckley thanked all departments and committees for their hard work, who are assisting with this event. The meeting of the Historic Commission is planning for the Juneteenth event on June 8th with a food theme in mind. Ms. Buckley

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attended the successful Easter Egg Hunt which all the kids enjoyed and thanked everyone involved. Thanked Mr. Fallon and Mr. Neff for an excellent budget presentation.

-Mr. Nesci thanked Mr. Fallon and Mr. Neff for their budget presentation. He checked out the Walz property and the plans and was looking forward to project completion. He congratulated Mr. Parikh on his appointment as councilmember.

-Mr. Parikh thanked Mayor Clay, town officials and residents for their warm heartfelt welcome. Grateful to serve and appreciate the council's thoughtful work put into the interview and selection process. He is looking forward to collaborating with council members and hearing from the residents. Thanked Mr. Fallon and Mr. Neff for their budget presentation. Also looking forward to the completion of the Walz project.

-Dr. Dobrin commented on the process for appointing a council member by a special executive session on April 8th. This was accomplished by candidate interviews for the unexpired council position vacated by Mayor Clay. Mr. Parikh was the consensus candidate chosen and Dr. Dobrin congratulated him on his appointment. Also, Mr. Parikh will be vacating his Zoning Board position and on the agenda is a resolution appointing Evangelea Swaroop. Dr. Dobrin thanked all the residents who submitted applications and took the time to be interviewed, which he personally thanked and hopefully will be involved in many future community events. The 75th Anniversary celebration plans are progressing, and the library continues to be a community asset.

ORDINANCES FOR INTRODUCTION

Ms. D'Annunzio read the title of the Ordinance: **2025-1526 AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

Ms. D'Annunzio stated that the public hearing would be scheduled for Tuesday May 6, 2025.

Ms. Buckley offered a motion to introduce Ordinance No. 2025-1526 seconded by Mr. Nesci.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin

ABSTAIN: None

NAYS: None

ABSENT: None

ORDINANCE NO. 2025-1526

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

CALENDAR YEAR 2025

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH
A CAP BANK
(N.J.S.A. 40A:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Borough Council of the Borough of Tinton Falls in the County of Monmouth finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of its citizens; and,

WHEREAS, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$242,397.69 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Tinton Falls, in the County of Monmouth, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Borough of Tinton Falls shall, in accordance with this

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ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5% amounting to \$848,391.92 and that the CY 2025 municipal budget for the Borough of Tinton Falls be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED that a certified copy of the ordinance upon adoption, with the recorded vote included thereon, be filed with said Director with 5 days after such adoption.

ORDINANCES FOR FINAL CONSIDERATION

2025-1525 An Ordinance Creating A New Section Of The Borough Code, Chapter 5-10, To Be Entitled “Commercial Film And Photography Permits”

Mr. Alessi offered a motion to open the Public Hearing on Ordinance No. 2025-1525, seconded by Ms. Buckley.

ROLL CALL

AYES: All In Favor
NAYS: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING OPEN

There being no comments, Mr. Alessi offered a motion to close the Public Hearing on Ordinance No. 2025-1525, seconded by Ms. Buckley.

ROLL CALL

AYES: All In Favor
NAYS: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING CLOSED

Mr. Nesci offered a motion to adopt Ordinance No. 2025-1523, seconded by Mr. Alessi.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin
NAYS: None
ABSENT: None
ABSTAIN: None

PUBLIC DISCUSSION

Ms. Buckley offered a motion to open the Public Discussion, seconded by Mr. Alessi.

ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: None
ABSTAIN: None

Dr. Dobrin asked the Clerk if there were any submitted comments and there were none.

Mr. Freddy Boynton, 128 Cherry Street – Mr. Boynton asked who’s responsible for patrolling in his neighborhood is and how often patrol cars are in his neighborhood. Mr. Terefenko explained what actions have been taken by the police department.

There being no further comments, Mr. Nesci offered a motion to close the Public Discussion, seconded by Mr. Parikh.

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ROLL CALL

AYES: All in Favor
NAYS: None
ABSENT: None
ABSTAIN: None

PUBLIC DISCUSSION CLOSED

MISCELLANEOUS BUSINESS FOR THE GOOD OF THE ORDER - None

RESOLUTIONS

Mr. Nesci offered a motion to approve Resolution R-25-062, seconded by Mr. Alessi.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin
NAYS: None
ABSENT: None
ABSTAIN: None

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-062

**RESOLUTION APPOINTING MEMBER TO THE ZONING BOARD OF ADJUSTMENT TO FILL
VACANCY**

BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the following member be appointed to the Borough of Tinton Falls Zoning Board of Adjustment:

Evangelea Swaroop Unexpired Term to Expire 12/31/2027 (Seat 2) 4-year term

Mr. Nesci offered a motion to approve Resolution R-25-063, seconded by Ms. Buckley.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin
NAYS: None
ABSENT: None
ABSTAIN: None

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MUNICIPAL BUDGET NOTICE

R-25-063

Section 1.

Municipal Budget of the BOROUGH of TINTON FALLS, County of MONMOUTH for the Fiscal Year 2025

Be it Resolved, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2025;

Be it Further Resolved, that said Budget be published in the COASTER

in the issue of May 1, 2025

The Governing Body of the BOROUGH of TINTON FALLS does hereby approve the following as the Budget for the year 2025:

RECORDED VOTE
(Insert Last Name)

Ayes

Nays

Abstained

Absent

Notice is hereby given that the Budget and Tax Resolution was approved by the COUNCIL MEMBERS of the BOROUGH of TINTON FALLS, County of MONMOUTH, on April 15, 2025.

A Hearing on the Budget and Tax Resolution will be held at BOROUGH OF TINTON FALLS, on May 20, 2025 at 7:30 o'clock P.M. at which time and place objections to said Budget and Tax Resolution for the year 2025 may be presented by taxpayers or other interested persons.

Michelle Hutchinson, Borough Clerk

Sheet 2

CONSENT AGENDA

Mr. Nesci offered a motion to approve the Consent Agenda, seconded by Ms. Buckley.

ROLL CALL

AYES: Mr. Alessi, Ms. Buckley, Mr. Nesci, Mr. Parikh, Dr. Dobrin
ABSTAIN: None
NAYS: None
ABSENT: None

BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH

R-25-064

RESOLUTION OF AWARD
OF CONTRACT #25-2
HYDRAULIC MOBILE STAGE AND OPTIONAL ACCESSORIES

WHEREAS, two (2) bids were received on Wednesday, April 2, 2025, for Contract #25-2 for a Hydraulic Mobile Stage and Optional Accessories; and

WHEREAS, Apex Stages, a Division of Progressive Products, Inc., 3305 Airport Circle, Pittsburg, KS 66762 submitted the lowest responsible bid in the amount of \$120,250 for the above contract; and

WHEREAS, Shanon Rathyen, Qualified Purchasing Agent recommends this purchase; and

NOW, THEREFORE BE IT RESOLVED that Apex Stages, a Division of Progressive Products, Inc., 3305 Airport Circle, Pittsburg, KS 66762 be awarded a contract in the amount of \$120,250 for the Hydraulic Mobile Stage and Optional Accessories;

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized to execute a contract for the Borough of Tinton Falls as specified herein above.

I hereby certify funds are available from: Open Space Trust Fund

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**BOROUGH OF TINTON FALLS
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R-25-065

**RESOLUTION - AUTHORIZING CANCELLATION OF
MUNICIPAL CERTIFICATE OF SALE**

WHEREAS, Tax Sale Certificate #24-03365 was issued to the Borough of Tinton Falls for sewer charges on Block 26.01 Lot 1 (17 Players Circle), assessed to Shanna & Daniel Taylor, at a tax sale held on December 11, 2024

WHEREAS, CoreLogic Tax Service, on behalf of Mr. Cooper Mortgages, paid the full amount of the certificate’s delinquency.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Municipal Clerk of the Borough of Tinton Falls are hereby authorized to endorse Certificate of Sale #24-03365 for cancellation.

I, Carol Hussey, Tax Collector of the Borough of Tinton Falls, hereby certify that Tax Sale Certificate #24-03365 was redeemed on March 24, 2025.

**BOROUGH OF TINTON FALLS
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R-25-066

**RESOLUTION – REFUNDING ESCROW – ANTHONY & MARIANNE BUSCH
797 TINTON AVE**

WHEREAS, the following listed applicant has posted consultant escrow fees in conjunction with various Land Use applications in accordance with the Borough of Tinton Falls Land Use Ordinance, and

WHEREAS, the Zoning Board Secretary, Regina Acken, has certified the applicant’s account is deemed closed and no additional funds for consultants will be required,

WHEREAS, the Director of the Department of Audit, Accounts & Control has certified funds are available for release.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the consultant escrow fees, plus any accrued interest, are hereby authorized to be released for the following applicant:

**ANTHONY & MARIANNE BUSCH
BUS4304CU
\$45.00**

**BOROUGH OF TINTON FALLS
COUNTY OF MONMOUTH**

R-25-067

**RESOLUTION – REFUNDING ESCROW – ANTHONY M. ARCINIACO
317 RIVEREDGE ROAD**

WHEREAS, the following listed applicant has posted consultant escrow fees in conjunction with various Land Use applications in accordance with the Borough of Tinton Falls Land Use Ordinance, and

WHEREAS, the Zoning Board Secretary, Regina Acken, has certified the applicant’s account is deemed closed and no additional funds for consultants will be required,

WHEREAS, the Director of the Department of Audit, Accounts & Control has certified funds are available for release.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the consultant escrow fees, plus any accrued interest, are hereby authorized to be released for the following applicant:

**ANTHONY M. ARCINIACO
ARC4300CU
\$290.00**

**BOROUGH OF TINTON FALLS
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R-25-068

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**RESOLUTION – REFUNDING ESCROW – BERTHA WILLIAMS PULLEN
10 CROWN COURT**

WHEREAS, the following listed applicant has posted consultant escrow fees in conjunction with various Land Use applications in accordance with the Borough of Tinton Falls Land Use Ordinance, and

WHEREAS, the Zoning Board Secretary, Regina Acken, has certified the applicant’s account is deemed closed and no additional funds for consultants will be required,

WHEREAS, the Director of the Department of Audit, Accounts & Control has certified funds are available for release.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Tinton Falls that the consultant escrow fees, plus any accrued interest, are hereby authorized to be released for the following applicant:

**BERTHA WILLIAMS PULLEN
WIL4291CU
\$92.00**

**BOROUGH OF TINTON FALLS
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R-25-069

RESOLUTION-REFUNDING RECREATION FEES

WHEREAS, fees were collected for our recreational program(s).

WHEREAS, said money was deposited by the Borough of Tinton Falls.

WHEREAS, the Recreation Superintendent was informed the following registered individuals duplicated registrations for the 2025 Summer Camp – Family Schuster (two children). A refund in the amount listed shall be issued to each participant.

| Program | Deposit Date | Payee | Amount Paid | Processing/ Cancellation Fee Applied/ | Refund Amount |
|-------------|--------------|----------|-------------|---------------------------------------|---------------|
| Summer Camp | 4/9/2025 | Schuster | \$1142 | \$20 | \$1122 |

NOW THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls that the multiple refunds in the amount listed in the “Refund Amount” column be issued.

**BOROUGH OF TINTON FALLS
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R-25-070

RESOLUTION – APPROVAL OF BILLS – April 15, 2025

WHEREAS, the Borough of Tinton Falls received certain claims against it by way of vouchers received during the period ending April 15, 2025; and

WHEREAS, the Borough Council has reviewed said claims.

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Tinton Falls, County of Monmouth, that the following claims be certified by the Chief Financial Officer for approval and payment.

SUMMARY

| | |
|-----------------|--------------|
| GENERAL | 2,975,442.12 |
| SEWER UTILITY | 73,137.94 |
| GENERAL CAPITAL | 67,721.32 |
| GRANT FUND | 4,152.77 |
| TRUST FUNDS | 22,462.02 |
| ESCROW | 62,169.50 |
| ADDITIONS | 1,400,670.46 |
| TOTAL | 4,605,756.13 |

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CERTIFICATION OF FUNDS:

ADJOURNMENT

Mr. Alessi offered a motion to adjourn, seconded by Ms. Buckley.

ROLL CALL

AYES: All in Favor

NAYS: None

ABSENT: None

ABSTAIN: None

TIME: 9:01pm

Respectfully Submitted,

Doreen D'Annunzio, Deputy Borough Clerk

Dr. Lawrence A. Dobrin, Council President

APPROVED AT A MEETING HELD ON: May 20, 2025.