

**Independence Township Committee
Regular Meeting Agenda
March 11, 2025
7:00 pm**

This is a regular meeting of the Township Committee of Independence Township, Warren County, New Jersey. This meeting was called to order by Mayor Robert Giordano at 7:00 p.m. with the following announcement: “Adequate notice of this meeting was given in accordance with the Open Public Meetings Act by providing a schedule of regular meetings to the Herald Times and The Express Times, posting a copy thereof on the Township bulletin board and filing a copy thereof in the office of the Municipal Clerk.” The Pledge of Allegiance to the American Flag was led by Mayor Giordano.

Roll Call: Mrs. Gesumaria, Mr. Pennington, Mr. Stuber, Mrs. Kelsey, Mayor Giordano

Department Reports:

Melissa Shurack reviewed her monthly report with the Township Committee.

Joe King had nothing to report.

Consent Agenda:

Resolution 25-23
SELF-EXAMINATION OF BUDGET RESOLUTION
[as required by DCA]

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the Township of Independence has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2024 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the Township of Independence that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes

- e. Other reserves and non-disbursement items
- f. Any inclusions of amounts required for school purposes.

2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).

3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.

4. That pursuant to the Local Budget Law:

- a. All estimates of revenue are reasonable, accurate and correctly stated,
- b. Items of appropriation are properly set forth
- c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services upon adoption.

25-24

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, The Township Council of the Township of Independence, County of Warren, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Township Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Warren.

NOW, THEREFORE, BE IT RESOLVED by the Township of Independence, County of Warren of State of New Jersey hereby recognizes the following:

1. The Township Council does hereby authorize submission of a strategic plan for the Great Meadows Municipal Alliance grant for fiscal year 2026 in the amount of:

GCSUD GRANT	\$1,611.00
Cash Match	\$ 402.75
In-Kind	\$1,208.25

2. The Township Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

25-25

2024 APPROPRIATION RESERVES TRANSFERS

WHEREAS, there appears to be insufficient funds in the below listed account(s) to meet the demands thereon for the balance of the current year, and

WHEREAS, there appears to be a surplus in the below listed account(s) over and above the amount deemed necessary for the balance of the current year.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Independence that, in accordance with the provisions of N.J.S.A. 40A: 4-58, part of the surplus in the account(s) heretofore mentioned be and same are hereby authorized as transfers to the account(s) mentioned as being insufficient, and

BE IT FURTHER RESOLVED, that the Finance Officer is hereby directed to make the following transfers:

FROM	AMOUNT	TO	AMOUNT
Municipal Clerk S&W	\$ 15,000.00	PFRS – O/E	\$ 15,000.00
Municipal Clerk O/E	\$ 5,000.00	Public Works – O/E	\$ 8,500.00
Recreation O/E	\$ 3,500.00		

25-26

RESOLUTION

REFUND OF PAYMENT RECEIVED IN ERROR

WHEREAS, the Tax Collector has determined that a payment has been made in error by the mortgage company; said error has caused an overpayment of taxes paid.

NOW, THEREFORE, BE IT RESOLVED, on this 11th day of MARCH 2025 by the Township Committee of the Township of Independence that the individual below be refunded the overpayment of taxes.

ASSESSED TO	PROPERTY LOCATION	BLOCK/LOT	AMOUNT
Ian O’Connor	103 Russling Rd	1/7.01	\$2,575.48

**INDEPENDENCE TOWNSHIP COMMITTEE
RESOLUTION NO. 25-27**

**RESOLUTION AUTHORIZING THE TAX COLLECTOR TO TAKE THE
NECESSARY ADMINISTRATIVE ACTION TO CANCEL PROPERTY TAXES ON
BLOCK 23.03, LOT 3, 11 VASSAR RD,
A 100 PERCENT TOTALLY AND PERMANENTLY DISABLED
UNITED STATES VETERAN**

WHEREAS, NJSA 54:4-3.30 provides, in pertinent part, that the dwelling house and the lot whereas the same is erected of any citizen or resident of this State, now or hereafter honorable discharged from active service in time of war from any branch of the Armed Forces of the United States who has been or shall be declared by the United States Veterans Administration to be 100 percent permanently disabled may make claim for exemption from real estate taxation of such person's real and personal property; and

WHEREAS, Kamaal Saint Anthony Mason, of 11 Vassar Rd in the Township of Independence has submitted an application for real estate tax exemption as a 100 percent permanently and totally disabled veteran and has submitted documentation from the Department of Veterans Affairs office in Washington, DC confirming said 100 percent permanent and total disability as of December 3, 2024; and

WHEREAS, Kamaal Saint Anthony Mason aforementioned real estate has been deemed totally exempt as of December 3, 2024, the date of purchase of his residence in the Township of Independence, as a result of the foregoing by the Township of Independence Tax Assessor; and

WHEREAS, the Tax Collector, Toni Theesfeld, has requested that the necessary administrative action be taken to cancel the taxes on this property from December 3, 2024 through December 31, 2024 in the amount of \$573.00 to the Township of Independence from December 03, 2024 through the calendar year 2024; and

WHEREAS, the request was duly considered by the Township Committee as its regular meeting held on March 11, 2025 at which time the Township Committee deemed the recommendation to be proper and justified;

NOW, THEREFORE, BE IT RESOLVED on this 11th day of March, 2025 that the request of the Tax Collector, Toni Theesfeld, has been granted to make the necessary administrative action to cancel the taxes on this property from December 3, 2024 through December 31, 2024 in the amount of \$573.00 to the Township of Independence for calendar year 2024, for Richard Giordano, a 100 percent totally and permanently disabled veteran; and

BE IT FURTHER RESOLVED that the Township Tax Collector is hereby authorized to process the cancellation in said amount following receipt of a true copy of this resolution.

25-28

RESOLUTION

REFUND OF PAYMENT RECEIVED IN ERROR

WHEREAS, the Tax Collector has determined that a payment has been made in error by the mortgage company; said error has caused an overpayment of taxes paid.

NOW, THEREFORE, BE IT RESOLVED, on this 11th day of MARCH 2025 by the Township Committee of the Township of Independence that the individual below be refunded the overpayment of taxes.

ASSESSED TO	PROPERTY LOCATION	BLOCK/LOT	AMOUNT
Kamaal Saint Anthony Mason	11 Vassar	23.03/3	\$3,438.87

**INDEPENDENCE TOWNSHIP COMMITTEE
RESOLUTION NO. 25-29**

**RESOLUTION AUTHORIZING THE TAX COLLECTOR TO TAKE THE
NECESSARY ADMINISTRATIVE ACTION TO CANCEL PROPERTY TAXES ON
BLOCK 13, LOT 88, 80 RUSSLING RD,
A 100 PERCENT TOTALLY AND PERMANENTLY DISABLED
UNITED STATES VETERAN**

WHEREAS, NJSA 54:4-3.30 provides, in pertinent part, that the dwelling house and the lot whereas the same is erected of any citizen or resident of this State, now or hereafter honorable discharged from active service in time of war from any branch of the Armed Forces of the United States who has been or shall be declared by the United States Veterans Administration to be 100 percent permanently disabled may make claim for exemption from real estate taxation of such person's real and personal property; and

WHEREAS, Anthony J. Egan of 80 Russling Rd in the Township of Independence has submitted an application for real estate tax exemption as a 100 percent permanently and totally disabled veteran and has submitted documentation from the Department of Veterans Affairs office in Washington, DC confirming said 100 percent permanent and total disability as of December 24, 2024; and

WHEREAS, Anthony J. Egan aforementioned real estate has been deemed totally exempt as of December 24, 2024, the date of purchase of his residence in the Township of Independence, as a result of the foregoing by the Township of Independence Tax Assessor; and

WHEREAS, the Tax Collector, Toni Theesfeld, has requested that the necessary administrative action be taken to cancel the taxes on this property from December 24, 2024 through December 31, 2024 in the amount of \$218.40 to the Township of Independence from December 24, 2024 through the calendar year 2024; and

WHEREAS, the request was duly considered by the Township Committee as its regular meeting held on March 11, 2025 at which time the Township Committee deemed the recommendation to be proper and justified;

NOW, THEREFORE, BE IT RESOLVED on this 11th day of March ,2025 that the request of the Tax Collector, Toni Theesfeld, has been granted to make the necessary administrative action to cancel the taxes on this property from December 24, 2024 through December 31, 2024 in the amount of \$218.40

to the Township of Independence for calendar year 2024, for Anthony J. Egan, a 100 percent totally and permanently disabled veteran; and

BE IT FURTHER RESOLVED that the Township Tax Collector is hereby authorized to process the cancellation in said amount following receipt of a true copy of this resolution.

RESOLUTION OF THE TOWNSHIP OF INDEPENDENCE
Warren County, New Jersey

No: 25-30

Date of Adoption: March 12, 2025

Title or Subject: Salaries 2025

Be It Resolved by the Independence Township Committee that the following salaries shall be paid to Township employees, effective January 1, 2025 unless otherwise noted.

Administration	
Mayor	\$ 8,555
Deputy Mayor	\$ 4,372
Township Committee Member	\$ 3,652
Municipal Clerk/Registrar	\$ 101,143
Administrator	\$ 12,571
Tax and Finance	
Chief Financial Officer	\$ 42,965
Tax Collector	\$ 29,416
Tax Assessor	\$ 30,609
Payroll Clerk	\$ 3,541
F/T Clerical – Clerk’s Office	\$ 41,200
Municipal Court	
Judge	\$ 20,322
Court Administrator	\$ 16,784
Violation Clerk (2)	\$ 18.11/hr.
Violation Clerk	\$ 16.96/hr.
Filing Clerk	\$ 16.96/hr.
Public Works	
Assistant Supervisor	\$ 32.02/hr.
Truck Driver 1	\$ 33.24/hr.
Truck Driver 2	\$ 25.84/hr.
Truck Driver 3	\$ 26.35/hr.
Truck Driver 4	\$ 25.35/hr.
Construction/Zoning	
F/T Clerical – Construction Office	\$ 10,300
Construction Official	\$ 12,700
Construction Official - Green	\$ 6,878
Building Subcode	\$ 11,933

Building Subcode - Green	\$ 8,597
Electrical Sub Code Official / Electrical Inspector	\$ 7,200
Electrical Sub Code Official / Electrical Inspector – Green	\$ 6,878
Plumbing Sub Code Official / Plumbing Inspector	\$ 6,509
Plumbing Sub Code Official / Plumbing Inspector – Green	\$ 6,878
Fire Subcode	\$ 7,051
Fire Subcode – Green	\$ 5,158
Zoning Official	\$ 17,248
Vacant and Abandoned Property Stipend	\$ 7,653
Land Use Board Administrator	\$ 10,096
Recreation/Seniors	
Recreation Director	\$ 26,000
Public Safety	
Chief of Police	\$ 153,000
Clerk-Typist	\$ 49,902
Police Matron Call Out	\$ 59.60/2 hr
Matron Hrs, After Call Out	\$ 23.84/hr.
Emergency Management Coordinator Stipend	\$ 3,066
911 Coordinator	\$ 1,771

Mr. Pennington made a motion to approve the Consent Agenda, which was seconded by Mrs. Gesumaria.

Ayes: Mrs. Gesumaria, Mr. Pennington, Mr. Stuber, Mrs. Kelsey, Mayor Giordano

Nays: None

Absent: None

Abstain: None

Introduction 2025 Budget Resolution 25-31

Mayor Giordano explained the 2025 Budget is a 2% increase from last year’s taxes which is really the best that we can do with the increases that we are faced with.

Mr. Pennington made a motion to approve the introduction of 25-31 2025 Budget Resolution, which was seconded by Mrs. Gesumaria.

Ayes: Mrs. Gesumaria, Mr. Pennington, Mr. Stuber, Mrs. Kelsey, Mayor Giordano

Nays: None

Absent: None

Abstain: None

Ordinance

First Reading

2025-04

ORDINANCE TO AMEND

Chapter 215 – Fire Prevention

Article I : Uniform Fire Code

§ 215-1 **Local enforcement.**

Pursuant to Section 11 of the Uniform Fire Safety Act (P.L. 1983, c. 383),^[1] the New Jersey Uniform Fire Code shall be locally enforced in the Township of Independence.

§ 215-2 **Enforcing agency.**

The local enforcing agency for fire code services, including local amendments, fee schedules and non-life-hazard-use inspection schedules, shall be Washington Township, in the County of Morris, State of New Jersey, with which the Township of Independence enters into a shared services agreement pursuant to N.J.S.A. 40A:65-1 et seq. (the “Uniform Shared Services and Consolidation Act”).

§ 215-3 **Duties of enforcing agency.**

The local enforcement agency shall enforce the Uniform Fire Safety Act and the codes and regulations adopted under it in all buildings, structures and premises within the established boundaries of Independence Township, other than owner-occupied one- and two-family dwellings, and shall faithfully comply with the requirements of the Uniform Fire Safety Act and the Uniform Fire Code.

Article II: Non- Life Hazard Uses and Life-Hazards Uses

§ 215-4 **Non-life-hazard uses**

A. In addition to the registrations required by the Uniform Fire Code, the following non-life-hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and shall pay an annual fee as set forth below:

Use	Annual Fee
A — Assembly Use Group	
A-1 Eating establishment under 50	\$75.00
A-2 Take-out food service (no seating)	\$75.00
A-3 House of worship not exclusively used for religious purposes	\$75.00
A-4 Recreation centers, multipurpose, etc. (fewer than 50)	\$100.00
A-5 Courtrooms, library, fraternal organizations, condominium centers (fewer than 50)	\$100.00
A-6 Senior centers (fewer than 50)	\$75.00
B — Business Use Group	
B-1 Professional use one- and two-story (up to 1,000 square feet)	\$75.00
B-2 One- and two-story (1,001 to 2,500 square feet)	\$75.00
B-4 Three-to-five story (Up to 10,000 square feet)	\$150.00
B-5 Three-to-five story (10,001 square feet or greater)	\$190.00
C — Retail/Mercantile Use Group	
M-1 One- and two-story (less than 5,000 square feet)	\$125.00
M-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet)	\$150.00
M-4 Three- to five-story (less than 5,000 square feet)	\$200.00
M-5 Three- to five-story (more than 5,000 square feet)	

and less than 12,000 square feet) \$225.00

D — Manufacturing/Factory Group

F-1 One- and two-story (less than 5,000 square feet) \$100.00
F-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet) \$125.00
F-4 Three- to five-story (less than 5,000 square feet) \$175.00
F-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet) \$200.00

S — Storage Use Group

S-1 One- and two-story (less than 5,000 square feet) \$100.00
S-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet) \$125.00
S-4 Three- to five-story (less than 5,000 square feet) \$175.00
S-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet) \$200.00

R — Residential Use Group

R-1 As defined in Uniform Fire Code \$100
R-2 As defined in Uniform Fire Code See E — Common Areas Use Group
R-3 As defined in Uniform Fire Code See E — Common Areas Use Group
R-4 As defined in Uniform Fire Code See E — Common Areas Use Group

U — Utilities Use Group

U-1 Under 2,500 square feet \$100.00
U-2 2,500 and over square feet \$125.00

E — Common Areas Use Group

E-1 One- and two-story (less than 5,000 square feet) \$100.00
E-2 One- and two-story (more than 5,000 square feet and less than 12,000 square feet) \$100.00
E-3 One- and two-story (more than 12,000 square feet) \$125.00
E-4 Three- to five-story (less than 5,000 square feet) \$125.00
E-5 Three- to five-story (more than 5,000 square feet and less than 12,000 square feet) \$150.00
E-6 Three- to five-story (more than 12,000 square feet) \$200.00

F — Agricultural Use Group

\$75.00

- B.** Uses not classified above that are subject to the Uniform Fire Code shall be classified as business uses.
- C.** Uses required to register with the state as life-hazard uses shall not be required to register under this section.
- D.** Township-owned buildings, buildings owned and occupied by municipal fire companies and/or rescue squads, buildings owned and occupied by nonprofit religious organizations that are used solely for religious purposes and buildings owned and occupied by nonprofit organizations used solely for nonprofit purposes shall be exempt from inspection fees.
- E.** All residential uses except R-1 Uses shall be inspected in the common areas only and the fees established for the Common Areas Use Group shall apply.
- F.** Failure to pay registration fee shall result in a penalty of double the outstanding registration fee, in addition to the initial registration fee.

Article III – Certificate of smoke detector and carbon monoxide alarm and Portable Fire Extinguisher compliance (CSDCMACPFE)

215-5 Certificate of Smoke Alarm, Carbon Monoxide Alarm and Portable Fire Extinguisher compliance (CSACMACPFE)

- A.** Before any existing single family, two family or multifamily dwelling, on or after the effective date of this ordinance, is sold, leased or otherwise made subject to a change of occupancy for residential purposes, the owner shall obtain a certificate of smoke alarm, monoxide alarm and portable fire extinguisher compliance. No dwelling unit shall change occupancy until one or more smoke alarms (or other approved fire alarm system) are installed for each dwelling unit subject to changing of occupancy in accordance with all the requirements of the New Jersey Uniform Construction Code and the Uniform Fire Code.
- B.** Certificate of smoke alarm and carbon monoxide alarm compliance (CSACMACPFE) certificate:
- (1) Requests for a CSACMACPFE received more than 10 business days prior to the change of occupant: \$40;
 - (2) Requests for a CSACMACPFE received four to 10 business days prior to the change of occupant: \$70;
 - (3) Requests for a CSACMACPFE received fewer than four business days prior to the change of occupant: \$125.
 - (4) The fee for each additional inspection after failure(s) of Subsection B(1), (2), or (3) above shall be the same as the fee for the initial inspection.
- C.** In addition to requirements established by the Uniform Fire Code N.J.A.C. 5:70-2.3 and N.J.A.C. 5:70-4.19, a portable fire extinguisher shall be installed in accordance with the following:
1. The extinguisher shall be within 10 feet of the kitchen and located in the path of egress;
 2. The extinguisher shall be readily accessible and not obstructed from view;
 3. The extinguisher shall be mounted using the manufacturer's hanging bracket so the operating instructions are clearly visible;
 4. The extinguisher shall be an approved listed and labeled type with a minimum rating of 2A-10B:C and no more than 10 pounds;
 5. The owner's manual or written operation instructions shall be provided during the inspection and left for the new occupant;
 6. The extinguisher shall be serviced and tagged by a certified Division of Fire Safety contractor within the past 12 months or the seller must have a receipt for a recently purchased extinguisher; and
 7. The top of the extinguisher shall not be more than five feet above the floor.
 8. Exception: Portable fire extinguishers shall not be required for seasonal summer units. For purposes of applying this exception, "seasonal summer unit" shall mean a dwelling unit rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere, but shall not include use or rental of living quarters by migrant, temporary, or seasonal workers in connection with any work or place where work is being performed.

D. Failure to obtain a Certificate of smoke alarm and carbon monoxide alarm, portable fire extinguisher compliance certificate(CSACMACPFE) in accordance to section A, shall result in a penalty of \$250.

§ 215-6 **Organization. – Reserved**

§ 215-7 **Appointments; term of office; removal. – Reserved**

§ 215-8 **Appeals.**

Pursuant to Sections 15 and 17 of the Uniform Fire Safety Act,^[1] any person aggrieved by any order of the local enforcement agency shall have the right to appeal to the Construction Board of Appeals of Warren County.

§ 215-9 **Permit fees.**

A. All state permit fees and Fire Code status fees shall be as established by the Uniform Fire Code, N.J.A.C. 5:70-1.1 et seq., except for the following, as permitted by N.J.A.C. 5:70-2.9(f):

B. Failure to pay permit application fee shall result in a penalty of double the outstanding permit fee, in addition to the initial fee.

Article IV Fire Lanes

§ 215-10 **Designation.**

The Local Enforcing Agency or the Independence Police Chief shall designate fire lanes on private property to which the public is invited or which is devoted to public use, if it is necessary to provide safety for the public or to provide proper access for Fire Department operations in the event of an emergency.

§ 215-11 **Notification.**

Whenever a determination has been made for the fire lane designation pursuant to § 10 above, the Local Enforcing Agency shall notify the owner of the property in writing, by registered or certified mail, return receipt requested, or by personal notification, by hand delivering such notice, specifically describing the area designated and the reason(s) for making the designation.

§ 215-12 **Marking.**

The marking of fire lanes shall be the responsibility of and at the expense of the property owner and shall be accomplished within 30 days of the receipt of the notification.

§ 215-13 **Obstruction prohibited.**

It shall be a violation of this article for any person, for any reason, to park a motor vehicle in or otherwise to obstruct a fire lane.

§ 215-14 **Enforcement.**

It shall be the duty of the Independence Township Police Department or Local Enforcing Agency to enforce this article.

§ 215-15 **Violations and penalties.**

- A.** For violation of any provision of this article, the penalty, upon conviction, shall be a minimum fine of \$100 and a maximum penalty of one or more of the following: a fine not exceeding \$2,000, imprisonment not exceeding 90 days or a period of community service not exceeding 90 days. Except as

otherwise provided, each and every day in which a violation of any provision of this article exists shall constitute a separate violation.

- B.** For violations of any provision of article I, II, and II, which continue to exist, shall constitute a separate violation each day until the violation is abated.

Mr. Pennington made a motion to introduce 2025-04, which was seconded by Mrs. Gesumaria.

Ayes: Mrs. Gesumaria, Mr. Pennington, Mr. Stuber, Mrs. Kelsey, Mayor Giordano

Nays: None

Absent: None

Abstain: None

Bill List

Mr. Stuber made a motion to approve the bill list, which was seconded by Mrs. Gesumaria.

Ayes: Mrs. Gesumaria, Mr. Pennington, Mr. Stuber, Mrs. Kelsey, Mayor Giordano

Nays: None

Absent: None

Abstain: None

Mr. Stuber made a motion to adjourn at 7:11 pm, which was carried by all.