

**TOWNSHIP OF BYRAM
TOWNSHIP COUNCIL MEETING
SEPTEMBER 3, 2024
TRAINING SESSION – 6:30 P.M.
REGULAR SESSION – 7:30 P.M.**

CALL MEETING TO ORDER –Mayor Rubenstein called the meeting to order.

OPEN PUBLIC MEETING STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of the meeting has been provided, specifying the time, place. In addition, a copy of this notice is available to the public and is on file in the office of the Municipal Clerk, posted on the main door, the bulletin board of the Municipal Building, on the Township website at: https://www.byrampwp.org/index.php/town_hall/township_council, and has been forwarded to those persons requesting notice.

ROLL CALL OF THE TOWNSHIP COUNCIL –Councilwoman Franco, here; Councilman Gallagher, here; Councilman Proctor, here; Councilman Roseff, here; Mayor Rubenstein, here. Also present was Township Manager Joseph Sabatini, Attorney Tom Collins and Township Clerk, Cynthia Church

RESOLUTION FOR EXECUTIVE SESSION – Motion by Councilwoman Franco, second by Councilman Proctor, to go into executive session and adopt the below resolution.

RESOLUTION

WHEREAS, the Open Public Meetings Act, P. L. 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.

- Attorney Client Privilege Communication
 - General
 - LES
 - Prestia
- Contract Negotiations
 - Joint Municipal Court

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Township of Byram, that the public shall be excluded from discussion of the following matters:

BE IT FURTHER RESOLVED that Minutes will be kept on file in the Municipal Clerk’s office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

BYRAM TOWNSHIP COUNCIL

Certification: I certify that the Byram Township Council adopted the above resolution on September 3, 2024.

Cynthia Church, Municipal Clerk

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

RETURN TO OPEN SESSION - Motion by Councilwoman Franco, second by Councilman Proctor to return to open session at 7:30 p.m. All members were in favor. Motion Carried.

FLAG SALUTE

APPROVAL OF AGENDA – Motion by Councilwoman Franco, second by Councilman Proctor to approve the agenda with the inclusion of CDS grant as an item for discussion.

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

BILL A4/S50 – FUTURE OF AFFORDABLE HOUSING– Paul Gleitz

Mr. Glietz presented the following memo to help prepare the council for the 4th round of affordable housing, establishing the fair share obligation for the township:

On March 20th, Governor Phil Murphy signed into law Bill A4/S50 that passed the legislature as well as other pieces of affordable housing legislation. The following description of the Bill comes from the Corrected Copy of the Legislative Fiscal Estimate dated March 6, 2024. The codified Pamphlet Law is 50 pages.

- This bill abolishes the Council on Affordable Housing, initially established by the Fair Housing Act, and establishes a process to enable a municipality to determine its own present and prospective fair share affordable housing obligation based on the formulas established in the bill, as calculated by the Department of Community Affairs.*
- In advance of the fourth, 10-year round of affordable housing obligations, beginning on July 1, 2025, the bill requires the department to complete these calculations, and provide for their publication, within the earlier of seven months of the effective date of the bill or December 1, 2024.*
- The bill permits a municipality to diverge from the Department of Community Affairs' calculations in determining its obligation as long as it adheres to the methodology established by the bill.*
- In advance of the fourth round, the bill requires a municipality to adopt its obligation by binding resolution, on or before January 31, 2025, in order to be assured of protection from exclusionary zoning litigation through which a municipality may otherwise be compelled to permit development, when the fourth round begins.*
- If the municipality meets this deadline, then the municipality's determination of its obligation would be established by default, beginning on March 1, 2025, as the municipality's obligation for the fourth round. However, if a challenge is filed with the Affordable Housing Dispute Resolution Program on or before February 28, 2025, the program would be required to facilitate a resolution of the dispute prior to April 1, 2025. The presence of this ongoing dispute would not change the deadline for adoption of implementing ordinances and resolutions, but the implementing ordinances and resolutions adopted prior to the resolution of the dispute may be subject to changes to reflect the results of the dispute.*
- As an alternative to adopting the implementing ordinances and resolutions by the March 15 deadline, a municipality involved in a continuing dispute over the issuance of compliance certification would be permitted to adopt a binding resolution by this date to commit to adopting the implementing ordinances and resolutions following resolution of the dispute, with necessary adjustments.*
- The bill requires a municipality to establish a "housing element" to encompass its obligation, and a fair share plan to meet its obligation, in advance of the fourth round, and proposes necessary changes to associated ordinances, on or before June 30, 2025, in order to be assured of protection from exclusionary zoning litigation.*
- A municipality would be required to submit its adopted fair share plan and housing element to the program. The bill permits an interested party to initiate a challenge to a municipal fair share plan and housing element, if submitted through the program on or before August 31, 2025.*
- The program would facilitate communication over the challenge, and provide the municipality until December 31, 2025 to commit to revising its fair share plan and housing element in response to the challenge, or provide an explanation as to why it will not make all or the requested changes, or both.*
- The bill requires municipalities to adopt associated changes to municipal ordinances on or before March 15, 2026. If a municipality fails to meet these deadlines, then the immunity of the municipality from exclusionary zoning litigation would end unless the program determines that the municipality's immunity shall be extended.*
- If a municipality fails to materially adhere to any of these deadlines due to circumstances beyond the municipality's control, the bill directs the program to permit a grace period for the municipality to come into compliance with the timeline, the length of which, and effect of which on later deadlines, is to be determined on a case-by-case basis.*
- After providing immunity, the bill also authorizes the program to subsequently terminate immunity under certain circumstances if it becomes apparent that the municipality is not determined to come into constitutional compliance. The municipality would still be permitted to seek immunity from exclusionary zoning litigation by initiating an action in Superior Court.*
- The deadlines for subsequent 10-year rounds of affordable housing obligations would conform to the dates established in the bill for the fourth round.*
- The bill provides that a municipality with compliance certification would only benefit from presumptive validity, not immunity, if an interested party is to challenge:
 - a municipality for failure to comply with the terms of its compliance certification; or o the program alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or ordinances implementing the fair share plan or housing element are in violation of the Mount Laurel doctrine.*
 - The program would be made a party to and would be responsible for defending its issuance of compliance certification in, any litigation alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or implementing ordinances, are not in compliance with the Mount Laurel doctrine.**
- A municipality's determination of its fair share obligation, if determined to be in compliance with the bill, would have a presumption of validity in any challenge initiated through the program, before the issuance of compliance certification*
- Each municipality's determination of its fair share obligation would be made through the guidance of preliminary calculations made by the Department of Community Affairs. No later than August 1 of the year prior to the year when a new round of housing obligations begins, or, for the fourth round, within seven months of the effective date of the bill or*
- December 1, 2024, whichever is earlier, the bill requires the department to calculate regional need and municipal present and prospective obligations in accordance with formulas established in the bill.*
- The department's calculations would be made publicly available and provided to each municipality for use in determining their present and prospective obligations.*

- *Municipal fair share obligations would be determined by applying the methods provided in the bill, along with the methods used by the Superior Court for the third round, to the extent that applicable methodologies are not explicitly articulated in the bill.*
- *Municipal present need obligations would be determined by estimating the existing deficient housing currently occupied by low- and moderate- income households within the municipality.*
- *Regional prospective need would next be determined, upon which to base the municipal obligation, by estimating the regional growth of low- and moderate income households during the housing round at issue. If household change is zero or negative, the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region and the regional prospective would be zero.*
- *The bill establishes limitations on the use of municipal affordable housing trust fund moneys for administrative costs, attorney fees, court costs to obtain immunity from exclusionary zoning litigation, to contest the municipality's fair share obligation, or use of the trust fund moneys while a municipality does not have immunity from exclusionary zoning litigation.*
- *The bill authorizes a municipality to expend a portion of its affordable housing trust fund on actions and efforts reasonably related to, or necessary for, certain processes of the program, as provided in the bill. The bill requires each municipality authorized to retain and expend non-residential development fees to periodically provide the Department of Community Affairs with an accounting of all such fees that have been collected and expended.*
- *The bill requires the Department of Community Affairs to maintain certain affordable housing-related information on its website, including:*
 - *the start and expiration dates of deed restrictions;*
 - *residential and non-residential development fees collected and expended, including purposes and amounts of such expenditures; and*
 - *the current balance in the municipality's affordable housing trust funds. The bill also directs municipalities to provide the information to the department necessary to comply with this requirement*

In Summary, as far as deadlines, in 2024 the Department of Community Affairs would calculate regional affordable housing need based on the methodology Judge Jacobson outlined in her March 8, 2018 landmark decision. In order for a municipality to receive immunity from "builder remedy" lawsuits for the Fourth Round, it would have to adopt a resolution determining its fair share obligation (using the methodology) by January 31, 2025 and submit the same to the Program. Interested parties can challenge the municipality's calculated obligation by February 28, 2025. Once the obligation is set, a municipality would have until June 30, 2025 to adopt a Housing Element & Fair Share Plan (HEFSP) to address the obligation, with interested parties having the opportunity to challenge such HEFSP by August 31, 2025. If a challenge is filed, the municipality would have until December 31, 2025 to resolve any challenge or provide an explanation as to why it will not make changes to the HEFSP. Any unresolved dispute would then go to the county Mount Laurel judges.

Additional details of the Bill include new procedures, new caps and new credits:

- *Provisions related to the vacant land adjustment process where a municipality seeking such an adjustment would have to identify property likely to be redeveloped during the Fourth Round that would address at least 25 percent of its obligation.*
- *No more than 25 percent of the affordable housing units constructed can be age-restricted housing; at least 50 percent of the affordable housing units constructed must be family units; and at least 25 percent of the affordable housing units constructed must be rental.*
- *Clarification on the 1,000-unit cap.*
- *The control period on affordable units is now a minimum of 40 years for rental units and 30 years for for-sale units.*
- *The cap on the total number of age-restricted affordable housing units was increased from 25 percent to 30 percent of the affordable obligation.*
- *The cap on age-restricted affordable housing bonus credits was reduced from 15 percent to 10 percent.*
- *Bonus credits are capped at 25 percent of its prospective need obligation.*
- *There are no rental bonus credits.*
- *Some of the revised bonus credits include:*
 - *Special Needs Housing (one bonus credit);*
 - *Nonprofit Developer Housing (one-half bonus credit);*
 - *Transit-Oriented Affordable Housing (one-half bonus credit);*
 - *Age-Restricted Housing (one-half bonus credit, but only applicable up to 15 percent of all age-restricted housing built);*
 - *Three-Bedroom Family Housing (one-half bonus credit for family three-bedroom units in excess of UHAC's minimum number of three-bedroom units);*
 - *Redevelopment (one-half bonus credit for affordable housing constructed on land previously developed for office, retail or commercial space);*
 - *Extension of Rental Affordability Controls (one-half bonus credit);*
 - *100 percent Affordable Development (one-half bonus credit for units in a 100 percent affordable housing development where the town contributes land or funding for a minimum of 10 percent of the project cost); and*
 - *Very Low-Income Units (one-half bonus credit for each very low-income unit above the minimum required number).*

I will continue to review the legislation and provide additional guidance as the process progresses. I will be attending a workshop Wednesday, September 11 entitled "From Policy to Practice: The Fourth Round" sponsored by the NJ Chapter of the American Planning Association described as "The implementation phase of New Jersey's Fourth Round of Affordable Housing is quickly approaching. Our panel will discuss the next steps to begin the implementation phase, explore areas of interpretation

in the legislation, and shape approaches to best equip communities to move efficiently toward compliance.” I will report back on my findings. I will also be in contact with NJ Highlands Council staff concerning the Fourth Round, NJ Highlands Council data and technical assistance, and any grant funding available for Fourth Round Compliance.

Joe is looking for more information on this for budgeting purposes for 2025.

Councilwoman Franco asked if the workshop on September 11th is in person or online. Mr. Gleitz will forward the information for the online presentation.

Mr. Collins strongly recommends adopting a participation resolution by January 2025.

- **ORDINANCE – 1st Reading / Introduction**
 - **AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BYRAM AMENDING SECTION 22-3 ENTITLED “QUALIFICATIONS FOR MEMBERSHIP” OF CHAPTER 22 ENTITLED “FIRE DEPARTMENT TO ALLOW MEMBERSHIP BY OUT OF TOWNSHIP FIREFIGHTER IN GOOD STANDING”**
Purpose Statement: The purpose of this Ordinance is to allow nonresident firefighters in good standing to become members of the Byram Township Fire Department

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Byram on September 17, 2024, at 7:30 p.m. at the Municipal Building, 10 Mansfield Drive, Byram Township, at which time and place all persons interested shall be given an opportunity to be heard.

- **AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 211 ENTITLED “STORMWATER CONTROL” OF THE CODE OF THE TOWNSHIP OF BYRAM**
Purpose Statement: The purpose of this Ordinance is to amend Chapter 211, the existing Stormwater Control chapter of the Code to comply with the requirements of the New Jersey Department of Environmental Protection (“NJDEP”).

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

Mr. Sabatini provided a summary of the need to make changes to the code as well as to what changes are being made.

Mr. Tom Knutelsky was in attendance to answer any specific questions of the Township Council. Sections 1-7 (stormwater design changes), Sections 8-11 (stormwater retrofitting).

Councilman Roseff asked if a paving project could be made much larger by this ordinance. Mr. Knutelsky said that it would not.

Councilman Gallager asked about curb opening inlets. Mr. Knutelsky said that it is designated the curb type B inlet.

BE IT RESOLVED, that said Ordinance shall be further considered for final passage at the meeting of the Township Council of the Township of Byram on September 17, 2024, at 7:30 p.m. at the Municipal Building, 10 Mansfield Drive, Byram Township, at which time and place all persons interested shall be given an opportunity to be heard.

TOWNSHIP MANAGER, MAYOR, AND COUNCIL REPORTS

Township Manager – Thanked the Recreation Committee and all the volunteers, staff and residents that showed up to the 2024 Byram Fest. It was a great event. All department heads have presented their budget requests. Meetings will be set to review each request. At the September 17th meeting a new ordinance on Chapter 136 will be introduced regarding flood prevention. CO Johnson Field 8 bids were advertised. There was a preconference meeting last week. Bids will be opened on September 26th. Sent out an email regarding the Lake Management Plan and posted it to the township website. The Tennis court project at Mansfield Drive has been started. Should be completed by mid-October.

Mayor Rubenstein – Byram Fest was very well attended. It was a great event. The Township Council received correspondence from Lakeland Emergency Squad who were involved in a lifesaving event at Shoprite.

Councilwoman Franco –

- The Fall/Winter Brochure is on the Website, Facebook, local stores and was sent home with every student at the Byram Lakes and Intermediate Schools.
- We have had signups for our programs and events and expect many more. Everyone seems to be very happy with the product we have put out. Our trip to see Wicked is almost sold out.
- Our movie in the park on August 17 was postponed due to rain and is scheduled for this Saturday September 7, there is rain in the forecast, Deb is trying to find an indoor option just in case.
- Byram Fest was Saturday August 24, the Recreation Committee, Debbie, our mayor, myself, and Joe Sabatini helped with set up/breakdown for this wonderful day. Some highlights were:
 - DJ was excellent- Casey’s guys do a great job
 - We added 2 food trucks and avoided long lines.
 - Sports organizations were all present to help with the yard games and set up tables to sell merchandise and take registrations.
 - The Historical Society, Environmental Commission, Township, PTA, Recreation all had tables set up and all who came to the event played the table stamp card game, which ensured they visited all tables then got a prize.
 - Emergency Services were all there, Police, Fire, and EMS. Police once again was instrumental w/ parking.
 - Bill the Juggler was a hit, Irish Step Dancers gave a demo, and we ended the stage night with music by “Subject to Change”.
 - The Fireworks are always a crowd pleaser, and this year was no exception. Excellent show and everyone enjoyed it.
 - This year’s event was very well attended.
- We set a Recreation Table up on Aug 28 during Cone with a Cop and handed out more Fall/Winter Brochures.
- Fall programs kicked off today with Mini Movers Dance and Tennis and Pickleball lessons.

Councilman Gallagher – School is back in session. Be aware of buses. The next Board of Education meeting is September 11th.

Councilman Proctor – at the Last Planning Board meeting there were two residential applications. The next meeting has two more residential application. Lake Lackawanna will begin to be lowered on October 13, 2024.

Councilman Roseff – The Board of Education has started a study for regionalization.

PUBLIC PARTICIPATION I

Motion by Councilwoman Franco second by Councilman Proctor to open to the public. All members were in favor.

Analise Demagistris – presented the township council with two donations of prizes for the upcoming scavenger hunt.

Motion by Councilwoman Franco, second by Councilman Proctor to close to the public. All members were in favor.

APPROVAL OF MINUTES

August 13, 2024, Regular & Closed Session Meeting Minutes - Motion by Councilwoman Franco, seconded by Councilman Proctor to approve the minutes.

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

CONSENT AGENDA – All are considered to be routine by the Members of the Township Council and will be enacted on by one motion. There will be no separate discussion of these items unless a citizen or Council member requests in which event the item may be removed from the general order of business and considered in its normal sequence on the agenda. Motion by Councilwoman Franco, second by Councilman Proctor to approve the consent agenda as presented.

A. Resolution No. 148-2024 – Resolution of the Mayor and Council of the Township of Byram Rejecting All Bids for the Department of Public Works (DPW) Storage Leaf and Brush Building Improvements and Authorize Re-Advertising for Bids

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

BILL LIST – September 3, 2024 – Motion by Councilwoman Franco, second by Councilman Proctor to approve the bill list.

	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

ITEMS FOR DISCUSSION

Planning Board Variance Reports for 2023 – Mr. Sabatini reported on the following:

At the last meeting, it was requested to have a discussion regarding the Planning Board Variance Report for 2023.

In the report the following items are listed:

- 1. *Change the zone for those lots created by cluster zoning.*
- 2. *Make generators and air conditioners part of the principal structure.*
- 3. *Decide how long an application can be carried.*
- 4. *Consideration if we want apartments be allowed in the business districts.*

Item 1: Cluster Zoning occurred in the Forest South/West subdivisions. In the zoning code, cluster developments fall under Open Space Zoning which is Section 240-10. Need to understand from Municipal Land Use Law what can be done in the areas that were the result of cluster zoning. This is requiring staff to research the original subdivisions. I have attached a memo from the Zoning Officer to the PB dated April 28, 2016, looking for direction on a property in the cluster development.

Item 2: Is the result of recommend changes from the Planning Board in 2015/2016 which resulted in the zoning code being updated June 2016. These items fall under basic accessory structures. I have attached a memo from Paul dated November 18, 2015. I am trying to understand the Planning Board's original recommendations to start regulating basic structures in 2016 that were supported by the Council. Prior to this time zoning permits were not required.

Definition from Zoning Code for Basic Accessories is as follows:

BASIC ACCESSORIES SERVING A PRINCIPAL BUILDING OR STRUCTURE

Accessory structures or features commonly required for safe, healthy, and comfortable human habitation of a principal building. These include such things as drinking water wells and septic system components, garbage can enclosures, oil tanks, propane tanks, air-conditioning units, and standby generators (including fuel tanks) in the side or rear yard. Basic accessories serving a principal building or structure are permitted to encroach into required setbacks, provided that no encroachment is more than half the total distance of the required setback from the property line. Basic accessories serving a principal building or structure are not subject to the requirement of § 240-16A and are exempt.

[Added 6-6-2016 by Ord. No. 20-2016]

Item 3: It is not understood if this requires a change of the Zoning Code or if this an operational issue of the Planning Board.

Item 4: Summary of what is currently permissible in the business districts.

- *VB – Apartments are a conditional use as a second principal use on the second floor.*
- *NC – Apartments are a conditional use as a second principal use on the second floor.*
- *VC – see code. Currently permitted are single family, multiple families, townhouses, condos, and apartments.*

The Planning Board is asking if the Council to consider residential apartments as a principal use and not conditional in the business districts.

Also, we continue to struggle with the handling of temporary/membrane popup structures. The Township's Zoning Code makes no distinction between temporary and permanent. These are being treated as accessory buildings/structures. There was a recent hearing for a variance at the last Planning Board meeting that included one of these temporary popup structures. There was no determination made by the PB and ultimately the property owner decided to remove it from the application. The applicant was at the Planning Board because of an NOV. If there is a consideration to update the code for basic accessory structures, this may be a good time to address these temporary structures. Under the Universal Construction Code, these temporary structures are not permitted between December 1 and April 1.

George Shivas, Chairman of the Planning Board was present and addressed cluster zoning and feels that there should be a separate zone for cluster zoning. It needs to be determined if apartments are permitted on a first floor in a business district.

Councilman Proctor – Would like to see Vegetative Buffers for lake communities to be looked into further. Would like an ordinance to put in place for impervious lot coverage.

AFG Fire Grant – Mr. Sabatini received a request from Chief Rudloff for the purchase of 28 SCBA Cylinders (\$1,205.60 each) for a total of \$19,289.60. They will still need to be purchased even if they do not receive the AFG grant. Mr. Sabatini will work with Mr. Rudloff and will introduce a capital ordinance at the next meeting.

CDS Grant – Congressional Directed Spending Grant –Mayor Rubenstein approached Senator Tom Keans office in consideration of opportunities for funding. He approached the office on three opportunities and of the three there was some attention for funding for the police department project. Senator Kean came out and toured the municipal building police department. The amount to potentially be awarded for this project is \$1.275 million.

FUTURE AGENDA ITEMS

PUBLIC PARTICIPATION II

Motion by Councilwoman Franco, Second by Councilman Proctor to open to the public.

Jack Moran – Asked if the items on the planning board report will be discussed again. More discussion will take place again later where the public can have input.

Motion by Councilwoman Franco, Second by Councilman Proctor to close to the public.

RESOLUTION FOR EXECUTIVE SESSION – Motion by Councilwoman Franco, second by Councilman Proctor, to go into executive session and adopt the below resolution.

RESOLUTION

WHEREAS, the Open Public Meetings Act, P. L. 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.

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 - General
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BYRAM TOWNSHIP COUNCIL

Certification: I certify that the Byram Township Council adopted the above resolution on September 3, 2024.

Cynthia Church, Municipal Clerk

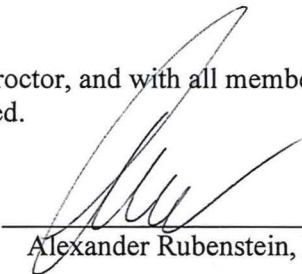
	Councilwoman Franco	Councilman Gallagher	Councilman Proctor	Councilman Roseff	Mayor Rubenstein
Motion	x				
2nd			x		
Yes	x	x	x	x	x
No					
Abstain					
Absent					

RETURN TO OPEN SESSION - Motion by Councilwoman Franco, second by Councilman Proctor to return to open session at 10:15 p.m. All members were in favor. Motion Carried.

ADJOURNMENT

On the motion of Councilwoman Franco, second by Councilman Proctor, and with all members in favor, the meeting was adjourned at 10:15 p.m. All members were in favor. Motion carried.


Cynthia Church, RMC
Township Clerk


Alexander Rubenstein, Mayor