

**MINUTES
REGULAR MEETING
MUNICIPAL COUNCIL – BOROUGH OF RED BANK
NOVEMBER 21, 2016
5:00 P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT: Mayor Menna and Council Members Burnham, Zipprich, Horgan, Schwabenbauer, Taylor and Whelan.

ALSO PRESENT: Borough Administrator Sickels, Borough Clerk Borghi, Chief Financial Officer Poulos, Attorney Cipriani and Engineer White.

SUNSHINE STATEMENT

Mayor Menna requested the minutes reflect that, in compliance with Public Law 1975, Chapter 231 (Open Public Meetings Act), notice of this meeting has been provided by notifying the Asbury Park Press, the Two River Times and the Star Ledger and by placing a notice on the bulletin board and filing same with the Borough Clerk on January 2, 2016.

WORKSHOP

No workshop items.

APPROVAL OF MINUTES – October 26, 2016

Councilman Zipprich offered a motion to approve the minutes, seconded by Councilwoman Schwabenbauer.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

APPROVAL OF MINUTES – November 9, 2016

Councilwoman Horgan offered a motion to approve the minutes, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Whelan

ABSTAIN: Taylor

NAYS: None

There being five ayes, no nays and one abstention, the motion was declared approved.

MAYORAL APPOINTMENTS

No Mayoral appointments.

REPORTS OF MAYOR AND COUNCIL MEMBERS

Councilwoman Schwabenbauer had no report.

Councilman Taylor said, on behalf of the Parks and Recreation Department, he wanted to thank the Elks Lodge, Police and Fire departments, Department of Public Works and everyone who had been able to attend the Veterans Day observance. He also reported that the Department was organizing a winter clothing drive and said items could be dropped off at the Parks and Recreation office. He urged residents to register for the annual Holiday Home Decorating contest and said to contact the office for information. He also reported that the Westside Tree Lighting would be Saturday, December 3 at 5pm at Johnny Jazz Park.

Councilman Whelan announced that RiverCenter would be presenting the Annual Town Lighting the following Friday with the Holiday Express Concert starting at 7pm and the lighting at 8pm. He also reported the Small Business Saturday would be the following Saturday and encouraged everyone to shop local and support Red Bank's small businesses. He said RiverCenter also wanted to thank the Mayor and Council for authorizing free parking for the two weeks in December. He reviewed holiday events scheduled in the downtown area. He also commending members of the Police and Fire departments for the time they spent away from their families over the holidays.

Councilwoman Horgan had no report.

Councilman Zipprich had no report.

Councilwoman Burnham reported that the Navesink River Municipalities Commission had met the previous Wednesday to review actions being taken in regard to pollution in the Navesink River. She

noted she had found an area where people had been dumping garbage the fed directly into the river. She thanked the Public Works Department for placing a trash can at the site which she said was now being used.

Mayor Menna said he had not been at the previous Council Meeting and wanted to congratulate Councilwoman Horgan on her re-election. He also expressed his appreciation to Council President Cindy Burnham and thanked her for her service. He said he knew she would continue to be of service. He also welcomed Councilman-Elect Yngstrom.

COMMUNICATIONS AND PETITIONS

Mayor Menna read a request from Lunch Break to hold the White Road Cup flag football fundraiser event at Count Basie Field on Friday, November 25, 2016 from 8am to 2pm.

Councilman Whelan offered a motion to approve the request, seconded by Councilman Zipprich.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and not nays, the motion was declared approved.

Mayor Menna read a request from Dublin House to erect a tent on their front patio from November 26, 2016 to November 30, 2016.

Councilman Zipprich offered a motion to approve the request, seconded by Councilwoman Schwabenbauer.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and not nays, the motion was declared approved.

Councilman Whelan reviewed the White Road Cup event that had started a flag football tournament on the day after Thanksgiving. He said the event had grown into a foundation and said, this year, the group would be donating \$10,000 to Lunch Break as well as volunteering at the facility.

PUBLIC COMMENT—Ordinances on First Reading and Resolutions Only

No one appeared.

ORDINANCES – First Reading

ORDINANCES – Public Hearing and Final Adoption

2016-23 Mayor Menna read, “An Ordinance Adopting a Redevelopment Plan for the Property Commonly Known as 55 West Front Street and Identified on the Borough’s Official Tax Map as Block 30, Lot 1.01.”

Mayor Menna reviewed the dates when the ordinance was first introduced and sent to the Planning Board. He noted that the Public Hearing had been held on October 26 and carried to this date. He opened the public hearing and asked if anyone would like to speak.

Tom Fishkin—Readies, 39 Broad Street—said he felt development at the site would be a great addition to the downtown and to the tax rolls. He said more residential units would bring more people into the downtown. He said he felt the proposed project was a good project.

Mayor Menna noted that the Council was only adopting a redevelopment plan. He said any proposed project would still have to go before the Planning Board for site plan approval and any other necessary approvals.

William Meyer—12 Monmouth Street—sited the Statute that provided for the determination of an area in need of redevelopment and questions which section of the statute was applicable.

Redevelopment Attorney Bayer said the property had already been declared an area in need of redevelopment and said the Council was now considering the Redevelopment Plan.

Mr. Meyer said he question was a foundation questions and again asked which section.

Mr. Bayer read from the report submitted by Planner Rodriguez of CME Associates noting that it was criteria “D.”

Mr. Meyer read the reference section and said he did not see how it met that foundation.

Mr. Bayer said it was the opinion of the professional Planner that it did meet the foundation.

Mr. Meyer again questioned the matter.

Mr. Bayer cited a similar case from the City of Hackensack.

Mr. Meyer said he would still like an explanation of how it fit the statute.

Mr. Bayer noted that the Planner was on his way and reviewed narrative from the report.

Mr. Meyer said he felt it was spot zoning and not appropriate.

Mr. Bayer said, under redevelopment law, if the property meet the criteria, they were able to do a redevelopment plan. He said it was not spot zoning and was legally allowed.

Anthony Barbera—22-24 West Front Street—say he didn't understand why people were fighting projects like this. He said it was a natural progression and that he couldn't believe people would want the property to sit empty. He said he couldn't believe the town would turn away developers in other parts of town that wanted to replace run-down buildings. He criticized the appearance of properties at the various entrances to town. He talked about the need to have more people in town. He said it was deplorable to turn down projects that would bring in revenue.

Joe Romanowski—Goldtinker—said he agreed with Mr. Barbera. He said he didn't understand why people wouldn't want the town modernized. He said it was a conspiracy to stop growth.

Councilwoman Horgan said, since he had mentioned conspiracy, she would like to point out that the matter had been presented to the Council without any discussion. She said some of her colleagues on the Council and the Mayor were behind it and said she would like to know why it had become so important. She said, when she had been on the Zoning Board nine years ago, the property had been approved for condos and it had laid fallow for the past nine years. She said that was probably due to the economic downturn. She said the developer had allowed it to remain as is. She said she felt this was spot zoning and felt it would open the door for anyone to come in and do whatever they want. She said the Master Plan probably needed to be update and said that would take money. She said another issue was traffic and parking. She said having another condo or apartment complex would add to that. She said she wasn't against development but said it should be smart development. She asked Mr. Romanowski to understand how they were looking at it and also said she did not feel there had been enough input from the community. She said they had received an email from a resident earlier that day who felt that people had not been able to come to the Planning Board or to the Council to learn more about it. She said the Council was often accused of not being transparent and said this would add to it.

Mr. Romanowski noted that she had brought parking and asked if that issue would be discussed at this meeting.

Councilwoman Horgan said it would not.

Mr. Romanowski said he understood there could have been a beautiful parking garage built there years ago. He said other communities had the same issues but that didn't stop them from growing. He asked Councilwoman Horgan if she felt that the building that would go there would be so big that it would be out of place.

Councilwoman Horgan said she did and said that was what the Zoning Board had felt. She said that was why they had voted against it.

Councilwoman Schwabenbauer said the project that had been denied by the Zoning Board had actually been 30,000 square feet smaller than the one that was previously approved. She said the reason that that one hadn't been built was because, after the economic downtown, they hadn't felt they could sell the condos. She said they had gone back to the drawing board and had come up with apartments. She said a lot of buildings were going in that direction because people were moving toward apartments. She said the new project that had been turned down had the same number of bedrooms as the condo project so there would probably be an equivalency in terms of number of people even though there are more units. She said the building was also much smaller. She said there would also be onsite parking.

Councilwoman Horgan said it was the process that had bothered her. She said they had not been informed about it.

Councilwoman Schwabenbauer agreed that, when it had first come up, neither of them had known a lot about it. She said that had agreed that it was the first step in a long process and noted that that had been in March. She said they hadn't known a lot about the project so said she had requested a meeting with the developer to get educated and now she knew a lot more. She said she had met with Attorneys also, including Mr. Bayer, to better understand how the redevelopment laws worked. She said she now felt much better educated about it. She said there had been a lot of discussion on the matter since March and said she didn't think that it was anything that had been done behind closed doors.

Councilwoman Horgan said they had not been informed about it. She said she would have appreciated Councilwoman Schwabenbauer speaking more about it. She said she wasn't aware that she had met with the developer and said it would have been nice to have been informed.

Councilwoman Schwabenbauer she had met with the developer because she wanted to know about the project and said Councilwoman Horgan was free to meet with him also.

Councilman Zipprich said perhaps they should. He said the question of transparency had come up earlier and he felt there had been a lack of transparency. He felt it had been done behind closed doors. He reviewed the history of the project.

Mr. Romanowski asked if it was a matter of democrats versus republicans.

Several Council members said it was not.

Councilman Whelan said he felt people were not looking at what was best for the town as a whole. He said he, Councilman Taylor and Councilwoman Schwabenbauer were on the same side of the political isle but noted that the Mayor had been on board as well. He said he did not feel it had been sneaky or done behind the scenes because there had been a bi-partisan approach. He questioned Councilwoman Horgan's comment that it had been done behind closed doors noting that it had been before the Council since March. He pointed out that it had gone through numerous votes at both the Council and Planning Board. He said it was insane to say that it had been done behind closed doors.

Mr. Romanowski asked if the Council considered the opinions of the business owners as much as they did the residents. He asked who they cared more about.

Mayor Menna said they cared about everyone. He said they were all in it together. He said the heart of the issue was not unique to Red Bank. He said the Legislature had approved statutory changes to permit this type of procedure and, as public policy, encourages it because New Jersey was 50th out of 50 in terms of development and economic growth in the country. He said municipalities were stagnant and economic growth was negative. He said employment and housing opportunities for younger people were down. He said the legislature, both democrats and republicans, had made statutory changes three years ago that loosened standards to get things moving. He said there was no issue with closed doors or transparency. He said there had been six hearings on the matter so far. He said there would probably be another three hearings at the Planning Board level. He said he thought it was one of the few good things Trenton had done to permit this type of forward moving procedure to try to get the State from last in the queue to maybe 5th or 6th. He said it would take an educational process and said there was a lot of misinformation out there.

Councilwoman Burnham said she would reiterate everything that Councilwoman Horgan had said. She reviewed the email that Councilwoman Horgan had referred to earlier from Tom Labetti and noted he had had an issue with the procedure. She said she would like to see development on the lot but said she felt they had to show total transparency and have to get residents involved. She criticized the time of this meeting and said many people were not able to attend to give input. She said the agenda had only been made public at 9:30 that morning. She suggested the matter should be tabled.

Councilman Taylor acknowledged that he hadn't been at the last meeting but he had attended the meeting where the Council had voted to carry the matter.

Mayor Menna pointed out the Councilwoman Burnham had voted to carry the matter to this meeting. He also noted that Mr. Labetti had been at the Planning Board meeting and had offered comment. He said he had also been made aware that the matter would be heard again on the 21st.

Stephen Hecht—135 Branch Avenue—said the Council had an impossible job because there were competing interests on this issue. He said business owners wanted sidewalks and businesses to be crowded. He said residents did not want that kind of crowds. He said he hadn't heard a word about that. He said they had tough choices to make and said not everyone would like them. He said he would like to hear something about the competing interests.

Councilwoman Schwabenbauer agreed that there was an extent that the interests may be competing but there was also an extent that the interests were aligned. She said the Red Bank budget was approximately \$22.5 million and said about \$11.5 million of that comes from taxes. She added that 40 percent of that came from businesses and 60 percent came from residents. She said that mean that if more money came out of the business community, less would come from the residents. She cited the Station Place project which, she said, saved the average tax payer \$100 per year. She said it wasn't just about rateables but was about making the existing businesses more valuable.

Councilwoman Burnham said they had been hearing for years that development would make taxes go lower and named some recent completed projects. She said taxes just keep going up.

Councilwoman Schwabenbauer asked her to consider what her taxes would be without those projects.

Councilwoman Burnham said the more money they get, the more money they spend.

Mayor Menna reminded her that the municipal portion was not increasing, it was other portions of the overall tax bill.

Joel McFadden—said he appreciated what Councilwoman Schwabenbauer had said. He said he had a business on White Street near the development being discussed. He reviewed his experience as a former municipal official and said, when he had first come to Red Bank eleven years ago, he had had a hard time finding a location for his jewelry store because there had been no empty store fronts. He said there had been no significant changes in the town over the last eleven years and foot traffic had dropped. He said the parking lot was just by students and employees and there was no place for customers to park. He understood everyone's concerns. He suggested a new Master Plan and discussed the need for the

downtown to thrive. He stressed the amount of taxes paid by commercial properties and pointed out that they don't send children to schools or even get garbage pickup. He said they should cherish their retail and restaurant community because they were the ones that would make a difference in the long run. He called for planned development, parking spaces and traffic flow.

Anthony Barbera—22-24 West Front Street—said he had experience regarding downtowns and talked about his travels in the area. He said he was part of a group that paid over \$300,000 in taxes. He said he did not think the business community and residents had different agenda. He said he felt the residents were not being informed properly. He talked about the possible repercussions if the budget had to be cut including police officer layoffs. He suggested the town should approved projects that would bring in more money. He said it sounded like some Council members were insulted by the way the process had been handled but said he didn't like the fact that people couldn't eat lunch in town because there was nowhere to park. He said the businesses were trying to survive. He said he thought it was deplorable that they were arguing over the process and things were not getting done. He asked the Council what the agenda was that would leave an empty lot there rather than collecting taxes and bringing people to town to shop and eat in restaurants.

Councilwoman Burnham said she thought he was a great promoter of Red Bank but noted the Council members were elected by the people and said she was concerned about transparency. She said it would have been nice if Councilwoman Schwabenbauer had shared her information. She said she consider the property a "primo" lot being across from Riverside Garden Park. She said she would have preferred condos. She said she would like to see more people living in Red Bank and owning but this project was for apartments. She said she found the CME report appalling because they were not including affordable units.

Mr. Barbera asked if it law said they had to.

Councilwoman Burnham said she thought it did. She said the project was exactly what was denied by the Zoning Board. She said none of the items suggested by the Board were included in the report. She reviewed specific items that she said people wanted to see included.

Mr. Barbera suggested those people should purpose property and develop them the way they want. He said he saw that certain people on the Council didn't like the way that this had been done and said he did not like the way that nothing was getting done. He said he wanted those who ran the town to keep up with what it needed. He said it didn't matter what "everybody" said, it should be what was good for the town. He also questioned the comment that people were attending the meeting because they were working. He said he felt there weren't there because they didn't have an interest.

Councilwoman Burnham disagreed and said she felt a lot of people moved to town because of its charm and that they wanted to keep that charm.

Mr. Barbera cautioned that, when the money ran out, the town would be faced with reducing the police force and warned about repercussions from that. He said no one was looking to build a skyscraper or a prison but were looking to build apartments.

Councilwoman Burnham again said the plan presented was exactly what was denied by the Zoning Board.

Mr. Barbera questioned that. He criticized abandoned properties. He said he felt the issue they were having was more about the process that what was right.

Councilwoman Burnham acknowledge that she didn't like the process but said that was just one thing. She said a lot of the things in the plan including the lack of affordable housing

Mr. Barbera said the Mayor had noted that nothing had been approved yet.

Councilwoman Burnham said she did not believe that.

Attorney Bayer pointed out that the redevelopment plan did include a provision to pay an affordable housing development fee of 1.5 percent of the assessed value.

Mayor Menna noted that that was according to statute.

Mr. Bayer agreed and said that was considered, under the Fair Housing Act, to be an affordable housing contribution.

Mayor Menna noted that Councilwoman Horgan had also previously stated that she didn't like the proposal to build rental apartments rather than condominiums. He said they could not discriminate between condominium ownership and rentals according to the Fair Housing Act.

Mr. Barbera noted he had been in town for 17 years and noted that he had not attended Council meetings before the last six months. He said it had gotten to the point that, if they didn't help the people that were trying to do something right for the town, they were all going to suffer. He said the assessment and taxes on his apartment had gone up 35 percent while his commercial taxes had gone down. He asked if it was accurate that residential taxes were going up while commercial properties were going down.

Mayor Menna said that was correct.

Mr. Barbera said that was what they should be worried about. He said if they gave the commercial district what it needed, residential taxes would go down. He again spoke of the repercussions of what would

happen if the business district wasn't supported. He said they should be thankful that someone was willing to take the risk to build such a project.

Councilman Whelan asked Attorney Bayer to recap the process of how they had gotten to this point so everyone could understand that it was a very public process.

Mr. Bayer said that, on March 23, the Council had adopted a resolution directing the Planning Board to undertake a preliminary investigation to determine whether or not the property met the criteria under the Redevelopment Law. He said CME Associates had prepared that study and submitted it to the Planning Board. He said there had been a public hearing at the Planning Board on June 6 and then they had adopted a resolution recommending that the Council designate the property as a non-condemnation area in need of redevelopment. He said the Council then adopted Resolution 16-189 determining that the property was a non-condemnation area in need of redevelopment. He said CME then prepared a redevelopment plan for consideration that had been introduced by ordinance. HE said the Council then referred it to the Planning Board and, on October 17, the Board had held a public hearing and determined that it was consistent with the Master Plan. He said it had been a lengthy hearing with a lot of discussion. He said that had gotten them to where they were today. He said this was the sixth public hearing on the issue. He said that was the criteria under the Local Redevelopment Housing Law that the statute requires any municipality to undergo.

Bill Howard—Hudson Avenue—said he had read about the project a number of years ago and had been excited about it. He said he understood that the current project was smaller than what had been approved ten years ago. He said it broke his heart to see vacant properties at the entrances of town. He said he wanted to encourage the Council to do something about the projects because it was an embarrassment to have the properties the way they were.

Ben Forrest—16 Locust Avenue—criticized the time of the meeting. He said he had heard the members of the business community encouraging the Council to build more and said he agreed with them sometimes. He said he had moved to Red Bank because it had an amazing downtown. He said he was alarmed and said projects could go awry. He said details mattered. He noted that it had been previously turned down and said it bothered him that it was dead and now was alive again. He spoke about the importance of process. He said if they cut corners it could lead to trouble. He said building buildings would not lower taxes. He cited other towns that had seen a lot of construction but still had issues with taxes. He expressed concern about traffic. He called for a town plan. He said the fact that the Board had so "no" was a big red flag. He said it had to be done right and above board. He said he thought it smacked of spot zoning.

Freddie Boynton—365 Shrewsbury Avenue—said he wasn't for or against the project. He said he did not believe that building would bring taxes down. He said people were struggling to pay their taxes. He said he had heard comments about seeing the tennis courts when someone came out of their door but said no one complained about a junk yard or dump outside of their doors in other parts of town. He said taxes would go up if condos were built.

No one else appearing, Councilman Zipprich offered a motion to close the public hearing, seconded by Councilman Whelan.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

Councilwoman Burnham noted that there could be a three "yes," three "no" tie and the Mayor could be required to cast the tiebreaking vote. She asked if the fact that the Attorney for the developer was a former partner of Mayor Menna would be considered a conflict.

Attorney Cipriani said it would not. She said she had reviewed the conflict law and found that there was nothing to create a conflict.

Mayor Menna added that he had no residual ties and said that partnership had ended over six years ago.

Councilman Whelan said he had heard comments tonight about something being in the packet on a "handshake." He said he felt sometime people made comments directed at government or an entity but he felt those comments had been directed at the people in favor of the ordinance. He said he felt that insinuated that they were benefiting from the project in some way. He said that was not who he was and said what he thought was scarier was inaction and what could happen to Red Bank as a result. He said the town had been stagnant while neighboring towns had continued to rise. He expressed concern about the vacancy rate skyrocketing. He said he wasn't looking out for the business but clarified that he wanted the residents to benefit from those projects. He stressed that there was no handshake or secret meeting and said it was just a platform and vision to move Red Bank forward.

Councilwoman Horgan said she was bothered by the fear tactic of gloom and doom and compared it to the national election. She said she didn't think any of them were against development but again expressed concern about the procedure. She said she felt there had been rush to get it done. She said she didn't know if some of the neighboring communities mentioned were doing that well. She again said it was procedure that had bothered them. She called for more free flowing information amongst the

Council. She said she thought Red Bank would survive and said, of course, they wanted the businesses to flourish. She said they would do what was right but they had to work together.

Councilman Zipprich thanked Council members Whelan and Horgan for their comments. He said he also wanted to thank the members of the business community and the residents who had spoken. He said it was important to make sure Red Bank was visible and viable as a destination town. He spoke of his personal history in the town that he said was thriving and historic at the same time. He spoke of his service to the community. He said he felt it was important to point out that the reason for the conflict was the fact that the developer had followed protocol and gone to the Zoning Board. He said, six months later, the process ended up before the Council with very little information flowing. He said he agreed that they wanted to see development continue but said it had to be done smartly. He said rules change, laws change and they can abide by them but that did not mean they were accurate. He noted he was from Staten Island and said he had seen it turn into something that grew without regulation. He said he wanted to see Red Bank remain a historic town with a thriving business community but also a model for the State of New Jersey.

Councilman Taylor offered a motion to adopt the ordinance on final reading, seconded by Councilman Whelan.

ROLL CALL:

AYES: Schwabenbauer, Taylor, Whelan

NAYS: Burnham, Zipprich, Horgan

There being three ayes and three nays, Mayor Menna voted in the affirmative to break the tie and the motion was declared approved.

Mayor Menna said the Ordinance had been adopted but said it was not the end of the discussion as any plan would have to go before the Planning Board with the opportunity for public comment.

RESOLUTIONS

16-293 Mayor Menna read, “A Resolution Authorizing Renewal of Plenary Retail Distribution Licenses for 2016-2017.”

Councilwoman Schwabenbauer offered a motion to approve the resolution, seconded by Councilwoman Horgan.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

PROCLAMATIONS

PAYMENT OF VOUCHERS

16-294 Mayor Menna read, “A Resolution for Payment of Bills Amounting to \$6,040,081.70.”

Councilwoman Schwabenbauer offered a motion to approve the resolution, seconded by Councilman Whelan.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

OLD BUSINESS

NEW BUSINESS

AUDIENCE

Ben Forrest—16 Locust Avenue—said he wanted to clarify that he had not meant to imply corruption. He said he meant that the process should be clear, above board and transparent.

Jared Ramage—Superintendent of Schools—said he had come to the district in July of 2014 and wanted to thank the Council, Fire Department, Police Department and Recreation Department for their partnerships and support.

Mayor Menna thanked Dr. Ramage on behalf of all of the Council. He noted that his first year as Mayor he had appointed a direct liaison to the schools and said it had been very beneficial.

Freddie Boynton—365 Shrewsbury Avenue—Said he had previously been harassed about his truck and said he had been told that there had been meetings about how to harass him about his vehicle. He said Administrator Sickels had told him that the meeting had not happened but said he believed meetings had

occurred to discuss how to harass him about his vehicle on Mohawk Lane. He accused Mr. Sickels of lying about the meetings and said it hurt him.

Administrator Sickels said no such meeting had occurred. He said there had been a discussion on how to handle the parking issue but the Council had chosen not to take action.

Mr. Boynton called for the Council to work together. He also criticized that fact that people from out of town had participated in the recent debates and said it was a slap in the face.

John Bowers—866 Route 34—said he wanted to thank the Council. He noted his family had been in Red Bank since 1944. He said he had a lot of tenants on White Street and English Plaza and said many were paying nominal rent. He said there had been a lot of discussion about a garage years ago. He said he agreed with previous speakers. He said it appeared to people that weren't merchants that it was a successful fabulous town and said it almost was. He noted the number of vacancies that were currently on Broad Street. He also said the rents weren't what they should be. He said, if they built a garage, business taxes would go up and it would help keep residential taxes down.

No one else appearing, Councilman Zipprich made a motion to close the public comment, seconded by Councilman Whelan.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

EXECUTIVE SESSION

None.

ADJOURNMENT

Councilman Zipprich offered a motion to adjourn the meeting, seconded by Councilman Whelan.

ROLL CALL:

AYES: Burnham, Zipprich, Horgan, Schwabenbauer, Taylor, Whelan

NAYS: None

There being six ayes and no nays, the motion was declared approved.

Respectfully submitted,

Pamela Borghi