



LEBANON BOROUGH COMMON COUNCIL
November 25, 2024
7:30 pm

The Regular Meeting of the Lebanon Borough Common Council was called to order by Council President Burton at 7:30 pm. The meeting was held in person and virtually.

The meeting was convened in compliance with the Open Public Meeting Act of 1975; notice was sent to three local newspapers and posted on the bulletin board at Borough Hall.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor James Pittinger.

MOMENT OF SILENCE:

Please join me in a moment of silence for all
US service members and First Responders who have given their lives for our country.

On behalf of a grateful nation, they are truly heroes.

ROLL CALL:

Present: Mayor Pittinger, Council President Burton, Councilman, Berger Councilwoman Porcello and Councilwoman Baldinger

Absent: , Councilman Crawford and Councilman Kirchofer,

Also, Present: Administrator/Clerk Karen M Romano RMC,
Borough Attorney Joesph Novak Esq.

RESOLUTION #126-2024:

**Councilman Berger made a motion to approve Resolution 126-2024 the Consent Agenda.
With a second by Council President Burton.**

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

**RESOLUTION #126-2024
CONSENT AGENDA**

All matters listed under the Consent Agenda are routine by the Governing Body of Lebanon Borough and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired that item may be removed from the Consent Agenda and considered separately.

1. Animal Control
2. Fire Department Report

Introduced and adopted: November 25, 2024.

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Abstain:

Absent: Crawford and Kirchofer

LEBANON BOROUGH COUNCIL

Richard J. Burton, Council President

ATTEST: _____

CERTIFICATION

I, Karen M. Romano, Lebanon Borough Administrator/ Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on November 25, 2024 force and effect as of the date I have subscribed my signature.

Date: November 25, 2024

Karen M. Romano, RMC
Borough Administrator/Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

OPEN PUBLIC SESSION:

Council President Burton made a motion to open the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was opened.

Trooper Tony De Lorenzia Reported the speed data on Cherry Street July 1st – October 1st
68,483 vehicles – 51,000 (21-30 mph) 75%, 6000 vehicles – 31-35, 985 vehicles 36-40 1%, 108
vehicles 41,7000 vehicles (20mph)

October traffic report:

1 Illegal dumping

14 traffic stops

4 accidents

There being no further public comment Council President Burton made a motion to close the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was closed.

APPROVAL OF MINUTES:

Councilwoman Porcello made a motion to approve the October 2024 regular minutes seconded by Councilman Berger.

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger, Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #127-2024:

Councilman Berger made a motion to approve Resolution 127-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #-127-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	13.01	1303	24-00014	Christiana T C/F CE1/Firsttrust	
	\$339.31				

PO Box 5021
Philadelphia, PA 19111-5021

Premium \$ 2,400.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Crawford, Kirchofer

Richard Burton, Borough Council President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #128-2024:

Councilwoman Porcello made a motion to approve Resolution 128-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #128-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	4	1.03	Qfarm 24-00003	Tax Lien Fund, LP	
					\$12,925.81

PO Box 132

San Fransisco, CA 94104

Premium \$ 3,000.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Kirchofer and Crawford

Richard Burton, Borough Council President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #129-2024:

Councilwoman Porcello made a motion to approve Resolution 129-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #129-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	4	1.04	Qfarm 24-00004	Tax Lien Fund, LP	
					\$12,560.13

PO Box 132

San Fransisco, CA 94104

Premium \$ 1,600.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Kirchofer and Crawford

Richard Burton, Borough Council President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #130-2024:

Councilman Berger made a motion to approve Resolution 130-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #130-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	12	8	24-00010	Christiana T C/F CE1/Firsttrust	
					\$699.72

PO Box 5021

Philadelphia, PA 19111-5021

Premium \$ 19,100.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays: _____

Absent: Kirchofer and Crawford

Richard Burton, Borough Council President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #131-2024:

Councilwoman Porcello made a motion to approve Resolution 131-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #130-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	12	8	24-00010	Christiana T C/F CE1/Firsttrust	
					\$699.72

PO Box 5021

Philadelphia, PA 19111-5021

Premium \$ 19,100.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Kirchofer and Crawford

Richard Burton, Borough Council President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #132-2024:

Councilman Porcello made a motion to approve Resolution 132-2024. With a second by Council President Burton.

RESOLUTION #132-2024

Tree Removal and Stump Grinding

Lebanon Fire Company

WHEREAS, the Borough of Lebanon would like to remove five decaying trees on the lawn of Borough Hall, and;

WHEREAS, Lebanon Borough Fire Company reimbursement of costs and expenses in necessary removal of trees and stump grinding, and;

NOW THEREFORE BE IT RESOLVED, by the Common Council of the Borough of Lebanon that Lebanon Borough Fire Company be reimbursed in the amount of \$4500.00 for the removal of 2 cherry trees and 3 Maple trees at 6 High Street.and;

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute said contract.

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays: 0

Absent: Crawford and Kirchofer

Richard J Burton,

Borough Council President

ATTEST:

Karen Romano, Administrator/Clerk

Borough Clerk

CERTIFICATION

I, Karen Romano, Lebanon Borough Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Common Council at a meeting duly held on November 25, 2024 that this resolution has not been amended or repealed; and that it remains in full force and effect as of the date I have subscribed my signature.

Date: _November 25, 2024

Karen Romano, Administrator/Clerk

Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #133-2024:

Councilman Berger made a motion to approve Resolution 133-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION NO. 133-2024

BALANEY CONTRACTING LLC

Norway Spruce Pine Tree and Installation

WHEREAS the Borough finds the need to install a 12' Norway Spruce Pine Tree on the front lawn of Borough Hall; and

WHEREAS, a quotation package was prepared, and quotes were solicited, Balaney Contracting, LLC 1 Shipman Rd. Stewartsville, NJ 08886 being the contractor to be awarded the contract to install the 100 yards of mulch in the Borough Park: and

WHEREAS, the quote has been reviewed and it has been determined that the quote is a qualified provider of such services.

NOW THEREFORE BE IT RESOLVED by the Lebanon Borough Council that a contract for Planting a 12' Norway Spruce Tree be entered into with Balaney Contracting, LLC not to exceed \$1150.00

BE IT FURTHER RESOLVED that the Mayor, Council President and Administrator/Clerk are authorized to execute such Contract on behalf of the Borough of Lebanon.

Introduced and adopted November 25, 2024:

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays: 0

Absent: Crawford and Kirchofer

Richard J. Burton, Council President

ATTEST: _____

CERTIFICATION

I, Karen M. Romano, Lebanon Borough Administrator/ Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the November 25, 2024 force and effect as of the date I have subscribed my signature.

Date :November 25, 2024

Karen M. Romano, RMC
Borough Administrator/Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #134-2024:

Councilman Berger made a motion to approve Resolution 134-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #134-2024

WHEREAS, N.J.S. 40A:4-58 provides for budget appropriation transfers during the last two months of the fiscal year (excluding appropriations for Contingent Expenses, Deferred Charges, Reserve for Uncollected Taxes, Capital Improvement Fund, and Interest and Debt Redemption Charges); and

WHEREAS, a need has arisen to expend amounts in excess of the original amounts in appropriation reserves therefore;

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer be, and is hereby authorized to make the following transfers:

Account	Account Number	Increase	Decrease
General Administration-Other	01-203-20-100-200	\$ 70.00	
Engineering-Other	01-203-20-165-200	\$ 40.00	

Employee Group Insurance	01-203-23-220-201	\$ 40.00	
Refuse Collection-Other	01-203-26-305-200	\$ 4,800.00	
Buildings & Grounds- S/W	01-203-26-310-010		\$ 6,000.00
Natural Gas-Other	01-203-31-446-200	\$ 530.00	
Fire Hydrants	01-203-31-461-200	\$ 610.00	
Solid Waste Disposal Cost	01-203-32-465-200	\$ 21,500.00	
Public Safety-Other	01-203-25-240-200		\$ 21,590.00
TOTAL		\$ 27,590.00	\$ 27,590.00

Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Crawford and Kirchofer

Richard Burton, Borough Council President

ATTEST:

Karen Romano

Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #135-2024:

Councilman Berger made a motion to approve Resolution 135-2024. With a second by Councilwoman Porcello.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #135-2024

WHEREAS, N.J.S. 40A:4-58 provides for budget appropriation transfers during the last two months of the fiscal year (excluding appropriations for Contingent Expenses, Deferred Charges, Reserve for Uncollected Taxes, Capital Improvement Fund, and Interest and Debt Redemption Charges); and

WHEREAS, a need has arisen to expend amounts in excess of the original amounts appropriated therefore;

NOW, THEREFORE, BE IT RESOLVED that the Chief Financial Officer be, and is hereby authorized to make the following transfers:

Account	Account Number	Increase	Decrease
General Admin- Salaries	01-201-20-100-010	\$ 2,200.00	
Finance-Salaries	01-201-20-130-010		\$ 21,000.00
Finance-Other Expense	01-201-20-130-200	\$ 28,000.00	
Finance-Annual Audit	01-201-20-135-200	\$ 1,800.00	
Legal Services-Other	01-201-20-155-200		\$ 5,000.00
Engineering-Other	01-201-20-165-200	\$ 2,500.00	
Fire-Other Expense	01-201-25-255-200		\$ 237.80
Recreation-Other	01-201-28-370-200	\$ 1,250.00	
Sewer-Other Expense	01-201-31-455-200	\$ 475.00	
Public Employees Retirement	01-201-36-471-200	\$ 515.03	
Municipal Court-Other	01-201-43-490-200	\$ 1,000.00	
Acquisition of Fire Equipment	01-201-44-907-001	\$ 237.80	
Public Safety-Other	01-201-25-240-200		\$ 5,000.03
Storm Water Management	01-201-26-280-300		\$ 6,740.00

TOTAL		\$ 37,977.83	\$ 37,977.83
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Introduced and adopted: November 25, 2024

LEBANON BOROUGH COUNCIL

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Crawford and Kirchofer

Richard Burton, Borough Council President

ATTEST:

Karen Romano

Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #136-2024:

Councilman Berger made a motion to approve Resolution 136-2024. With a second by Councilwoman Porcello.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #136-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	10	2	C1017	24-00009	Trystone Capital Assets, LLC
					\$480.31

PO Box 1030
Brick, NJ 08723

Premium \$ 900.00

Introduced and adopted: November 25, 2024

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

Absent: Crawford and Kirchofer

LEBANON BOROUGH COUNCIL

Richard Burton, Borough Council
President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #137-2024:

Councilman Berger made a motion to approve Resolution 137-2024. With a second by Councilwoman Porcello.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #137-2024

BE IT RESOLVED, by the Council of the Borough of Lebanon, County of Hunterdon, State of New Jersey that the CFO is hereby authorized to make the following payment for redemption of tax sale a certificate. (also return Premium)

Block	Lot	Qual	Cert #	Name/Address	Amount
	8	21.12	24-00008	Christiana T C/F CE1/Firsttrust	
		\$199.45			
				PO Box 5021	
				Philadelphia, PA 19111-5021	
					Premium \$2,500.00

Introduced and adopted: November 25, 2024

Ayes: Burton, Berger, Porcello, Baldinger

Nays:

LEBANON BOROUGH COUNCIL

Absent: Crawford and Kirchofer

Richard Burton, Borough Council
President

ATTEST:

Karen Romano
Borough Clerk

I certify that the foregoing is a true copy of the Resolution adopted by the Borough Council at a meeting held on November 25, 2024.

Karen Romano
Borough Clerk

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger,
Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer

RESOLUTION #138-2024:

Councilwoman Porcello made a motion to approve Resolution 138-2024. With a second by Council President Burton.

**BOROUGH OF LEBANON
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #138-2024

**RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS
PROPOSED BY THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS
(NJILGA)**

WHEREAS, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose unrealistic burdens on municipalities as demonstrated by the fact that the FHA calls for the imposition of a statewide affordable housing obligation of 84,698 just for Round 4 on municipalities that issued only 99,956 Certificates of Occupancy for all housing units in the 2010-2020 period that was used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of unrealistic obligations does not create the realistic opportunity for the construction of more affordable housing; and

WHEREAS, the imposition of excessive obligations disincentivizes municipalities to comply voluntarily with the Mount Laurel doctrine – an overarching goal of all three branches of government; forces municipalities to overdevelop, thereby turning our Garden State into the garden apartment state; and places the cost of the obligation on the shoulders of taxpayers of municipalities, faced with the prospect of uncontrolled overdevelopment, are left no choice but to implement expensive compliance techniques; and

WHEREAS, even-handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

WHEREAS, the unrealistic obligations imposed by the current laws can be easily addressed by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost 40 years; and

WHEREAS, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A. 52:27D-304 (j); and

WHEREAS, a determination of the number of new residential housing units, adjusted to remove tear down/rebuilds, represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than the FHA’s current formula, which is based on “household change”; and

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist, and the issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, a standard aimed at ensuring that the number of affordable housing units in our state will increase commensurately with the number of market units constructed will put the doctrine on a sustainable trajectory that will avoid the doctrine from crumbling under its own weight by forcing municipalities to try to address overwhelming obligations; and

WHEREAS, the New Jersey Institute of Local Government Attorneys ("NJILGA") has expressed its support for an amendment to the FHA by which "development and growth which is *reasonably likely to occur*" would be based upon the net number of new housing units constructed over each ten-year period for which the state's affordable housing rounds are established; and

WHEREAS, for the above reasons, the **Council of Borough of Lebanon** has determined that its prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA's proposed net housing unit/Certificate of Occupancy based methodology rather than the current FHA methodology based on "household change," and that NJILGA's proposed FHA amendment should be enacted by the New Jersey Legislature as soon as possible;

NOW, THEREFORE, BE IT RESOLVED, by the **Council of the Borough of Lebanon**, in the County of Hunterdon, and State of New Jersey, that the New Jersey Legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys; and

AND BE IT FURTHER RESOLVED, that the [clerk, administrator, or other official] of [name of municipality] is also hereby directed to send a copy of this signed, dated Resolution within five (5) days after its adoption, by mail and email to the following additional listed persons and entities:

New Jersey Institute for Local Government Attorneys
P.O. Box 5389
Clinton, New Jersey 08809
Attention: Peter Jost, Esq.
jpeter@jpjlegal.com

Jonathan Drill Esq.
57 Pompton Ave
Cedar Grove NJ, 07009
Telephone Number:
973-239-8800
jdrill@sksdlaw.com

The undersigned Borough of Lebanon hereby certifies the above as a true copy of a resolution adopted by the **Council of the Borough of Lebanon]** on **November 25, 2024**.

Introduced and adopted: November 25, 2024:

Ayes: Burton, Berger, Porcello, Baldinger

Nays: 0

Absent: Crawford and Kirchofer

Richard J. Burton, Council President

ATTEST: _____

CERTIFICATION

I, Karen M. Romano, Lebanon Borough Administrator/ Clerk hereby certify that this resolution was duly adopted by the Borough of Lebanon Council at a meeting duly held on the November 25, 2024 force and effect as of the date I have subscribed my signature.

Date: November 25, 2024

Karen M. Romano, RMC
Borough Administrator/Clerk

APPROVAL OF EXPENDITURES: Councilman Berger made a motion to approve the Bill list for November 2024. Council President Burton seconded the motion.

Current Fund

	555 - A. PATULLO POWER WASH INC.		PO 13839 2024 1st
Leaf Pick Up	6,250.00	6,250.00	314 - B & B PRESS
INC.			PO 13803 Temporary Parking Signs
287.52	287.52		
herbicide	745 - BALANEY CONTRACTING LLC		PO 13776 Cut down and spray weeds with
	1,360.00		
(8'	1,150.00	2,510.00	PO 13852 Supply and install (1) Norway Spruce
seni	776 - Borough of Lebanon-Senior Citizen A		PO 13812 Transfer of annual appropriation to
	2,500.00	2,500.00	

966 - Borough of Millstone			PO 13800 Shared
Service for Tax and Finance Decem	2,908.00	2,908.00	899 - Boswell
Engineering, Inc.			PO 13818 Engineering Retainer: November
2024	208.33	208.33	
	972 - Christiana T C/F CEI/Firsttrust		PO 13799 Redemption of Tax Sale Certificate #
24-	2,739.31		PO 13849 Redemption of Tax Sale Cert 24-00010
19,799.72			PO 13855 Redemption of Tax Sale Certificate
24-00	2,699.45	25,238.48	890 - Clinton Township CERT Team PO 13790
		July 4th Parade	200.00 200.00
	247 - COMCAST		PO 13809 6 High Street: Phone/Internet
11/1/2024	458.61		PO 13827 96 Main Street: phone/internet
10/31/202	247.00	705.61	PO 13835 Electricity: 9/13/2024 - 10/11/2024
431.50	431.50		PO 13844 Copier Lease: 11/1/2024 - 11/30/2024
	652 - CONSTELLATION NEWENERGY INC		PO 13831 Banner/WindScale 8 Bracket System
140.00	140.00		PO 13794 Natural Gas: 96 Main Street
	912 - De Lage Landen Financial Services, INC		PO 13795 Natural Gas: 6 High Street
199.00	199.00		PO 13834 Network Support
	259 - DISPLAY SALES		PO 13824 Quarterly Inspections/Services
9/17/2024 -	39 - ELIZABETHTOWN GAS		PO 13791 July 4th Parade- CERT support
	51.63	51.63	
9/17/2024-10	39 - ELIZABETHTOWN GAS		
	260.29	260.29	
399.00	399.00		
	952 - Experienced IT Solutions		
537.50	537.50		
	928 - FIRE & SECURITY TECHNOLOGIES INC		
200.00	200.00		
	892 - Flemington CERT Team		
747 - Gannett New Jersey Newspapers			PO 13848
Advertising: Tax Sale Notice 2024	179.16	179.16	318 -
HUNTERDON LOCK & SAFE			PO 13808 Handicapped door
operator not working fr	536.28	536.28	
	16 - JCP&L		PO 13774 Electricity
996.95			PO 13845 Electricity / Master Account October
202	1,673.52	2,670.47	
81 - JERRY HAAG			PO 13836 Building &
Grounds: Gas/Time Clocks	33.98	33.98	597 - Jersey
Elevator, LLC			PO 13805 Monthly Maintenance November
2024	167.28	167.28	
	167 - KAREN ROMANO		PO 13778 Reimbursement Costco: Recreation,
Senior	191.20		PO 13783 Reimbursement: Walkie Talkies for
Cross	59.70		PO 13784 Reimbursement:
Building & Gounds (Keuri	13.85	264.75	

2024	167 - KAREN ROMANO		
	100.00		
Ribbon	22.95		
(Door	158.87		
Queen	54.36		
Costco, Home Depot & Walm	63.59	399.77	
	167 - KAREN ROMANO		
367.00			
Kits	112.23		
Municipalities	1,428.33		
40.51	1,948.07		
	929 - KYLE MCMANUS ASSOCIATES LLC		
36.75	36.75		
	559 - LANZA & LANZA LLP		
296.00	296.00		
	59 - LEBANON BOROUGH BOARD OF EDUCATION		
299,189.60	299,189.60		
	90 - LEBANON SEWER AUTHORITY		
62,380.24	62,380.24		
	969 - Marianne Mathewson		
Mandat	160.00	160.00	

PO 13786	Cell Phone Reimbursement November
PO 13804	Reimbursement: Walmart (Christmas
PO 13806	Reimbursement: Building & Grounds
PO 13807	Reimbursement: Recreation (King &
	PO 13811 Reimbursement:
PO 13838	Reimbursement: Microsoft
PO 13842	Reimbursement: Recreation (Snowman
PO 13857	Reimbursement: League of
PO 13859	Reimbursement: Recreation
PO 13830	Municipal Planning Services
PO 13829	Litigation Clinton Water
PO 13787	Local School Tax: November 2024
PO 13797	Receipts from Tax Sale
PO 13792	Reimbursement for Planning Board

253 - NEW JERSEY STATE POLICE

Police Services (Hourly Basis)	2,742.48	2,742.48
STATE POLICE		
4,113.72	4,113.72	

PO 13782 Billable
253 - NEW JERSEY
PO 13860 Billable Police Services (Hourly Basis)

2024-0	54 - NJ ADVANCE MEDIA		
	55.58		
15.08			
154.88			
Patullo-L	25.97		
Auditor	52.30	303.81	
	129 - NJ DIVISION OF ALCOHOLIC		
2025	9.00	9.00	

PO 13793	Advertising: Ordinances 2024-06 &
PO 13802	Advertising: Recreation Meeting
PO 13840	Advertising: Tax Sale Notice
PO 13841	Advertising: Contract award: A
PO 13847	Advertising: Proposals-Borough
PO 13773	Maintenance and Preparation of 2024-

70 - NO HUNTERDON-VOORHEES REG HS DIST

School Tax: November 2024	309,510.67	309,510.67
NOVAK LLC		
2024	4,865.00	4,865.00

PO 13788 Regional
31 - NOVAK &
PO 13785 Legal Services Retainer November

11/14/2	910 - Office Concepts, Inc.		
	133.40		
133.40	266.80		

PO 13777	Copier Maintenance: 10/15/2024 -
PO 13862	Copier 11/15/2024 - 12/14/2024

6,705.78 415 - **PRESIDENTIAL PLACE REALTY LLC** PO 13822 Reimbursement: Solid Waste 2021
6,705.78

415 - PRESIDENTIAL PLACE REALTY LLC PO 13823

Reimbursement: Solid Waste 2022 9,114.86 **9,114.86** 900 -
Quadient Finance USA, Inc. PO 13781 Postage Machine Rental

127.92 **127.92**

Grounds 20 - **QUILL CORPORATION** PO 13779 Office Supplies and Building &
62.47

Report Printed 2024-11-25 16:42:45 Lebanon Borough

List of Bills - (All Funds)

Payment	Check	Total	Vendor	Description
Supplies		63.86		PO 13780 Building & Grounds and Office
				PO 13843 Building & Grounds and Office
	Supplies	274.28	400.61	901 - Rebecca Newman PO
			13851 Stamps and Stamped Envelopes	978.20 978.20
10/31/2	830 - Republic Services #865	8,140.77		PO 13775 Residential Service: 10/1/2024 -
11/30/2	7,950.80	16,091.57		PO 13861 Residential Service: 11/1/2024 -
Conference- N	974 - Robert Kirchofer	338.22	338.22	PO 13858 Expenses for Atlantic City
226.70	176 - SHOPRITE OF HUNTERDON COUNTY	226.70		PO 13771 Recreation: Halloween
72.04	176 - SHOPRITE OF HUNTERDON COUNTY	72.04		PO 13772 Building & Grounds and Recreation
Miscellaneous	540 - STATEWIDE INSURANCE FUND	5,000.00	5,000.00	PO 13801 Deductible Recovery: Legal
30,085.94	971 - TAX LIEN FUND LP	30,085.94		PO 13798 Redemption of Tax Sale Certificates
11/30	765 - TeleCloud LLC	442.79	442.79	PO 13833 Monthly Phone Service: 11/1/2024 -
Contract	808 - Thermal Service of New Jersey Inc.	349.00	349.00	PO 13825 Monthly Billing of PM Service
11/06/2024	43 - TOWN OF CLINTON	2,211.88	2,211.88	PO 13796 Receipts from Tax Sale held
43 - TOWN OF CLINTON		207.31		PO 13828 96 Main Street & 6 High Street: Water bi 207.31

01-207-55-000	LOCAL SCHOOL TAX			
299,189.60				
01-266-05-000	DUE TO OUTSIDE LIEN HOLDER			
27,499.61				
01-266-05-002	DUE TO OUTSIDE LIEN HOLDER			
30,200.00				

TOTALS FOR	Current Fund			
816,459.68		69,647.04	15,820.64	730,992.00

04-101-01-004	[CASH] General Capital Checking- Investors			
0.00	4,600.00			
04-215-55-950-000	Imp to Various Roads and Mun Bld & Grds Area			
4,600.00				

TOTALS FOR	GENERAL CAPITAL FUND			
4,600.00		0.00	0.00	4,600.00

12-101-01-004	[CASH] Animal Control Checking- Investors			
0.00	374.00			
12-299-56-840-100	RESERVE FOR ANIMAL CONTROL EXPENSES			
374.00				

TOTALS FOR	ANIMAL CONTROL FUND			
374.00		0.00	0.00	374.00

13-101-01-000-004	[CASH] Senior Citizen Checking- Investors			
0.00	62.94			
13-299-56-855-100	RESERVE FOR SENIOR CITIZEN EXPENSES			
62.94				

TOTALS FOR	SENIOR CITIZEN FUND			
62.94		0.00	0.00	62.94

14-101-01-004	[CASH] Developers Escrow Checking- Investors			
0.00	1,514.50			
14-720-00-157-64	ROAD OPENINGS			
233.00				
14-776-24-137-03	2024-02 GIRODANO			
349.50				
14-776-24-137-04	Bright Speed Escrow Set up 11/2024			
932.00				

TOTALS FOR	DEVELOPERS ESCROW			
1,514.50		0.00	0.00	1,514.50

16-101-01-000-001	[UNUSED] Investors 7850		
0.00	1,088.77		
16-299-56-840-100	RESERVE FOR UNEMPLOYMENT EXPENSES		
1,088.77			

TOTALS FOR	UNEMPLOYMENT TRUST	0.00	0.00
1,088.77	1,088.77		=====

Total to be paid from Fund 01 Current Fund	816,459.68
Total to be paid from Fund 04 GENERAL CAPITAL FUND	4,600.00
Total to be paid from Fund 12 ANIMAL CONTROL FUND	374.00
Total to be paid from Fund 13 SENIOR CITIZEN FUND	62.94
Total to be paid from Fund 14 DEVELOPERS ESCROW	1,514.50
Total to be paid from Fund 16 UNEMPLOYMENT TRUST	1,088.77

	824,099.89

The Motion was passed by the following vote:

YES: Council President Burton, Councilman Berger, Councilman Crawford, Councilwoman Porcello, and Councilwoman Baldinger

NO:

Abstain:

Absent: Councilman Crawford and Councilman Kirchofer Councilman Kirchofer

MAYORAL APPOINTMENT

Mayor Pittinger appointed Jennifer Fink and Kristen Abeles to the Recreation Committee. With a unanimous vote from Council.

DISCUSSION:

ADMINISTRATOR’S REPORT TO THE GOVERNING BODY

November 25, 2024

INFRASTRUCTURE COMMITTEE

- Opened Solid waster Bids November 14th. Three Bids were received.
- Put a Bid Tabulation together and sent it to Joe Novak for review.
- Dropped Solid waste and Recycling Bids off To Joe Novak for review.

- Meet with the Committee to review Bid numbers
- Meet with the Committee to review proposed Playground designs
- The Fire Department removed five decaying trees from the front lawn.
- A Frasier Fur Tree was planted on the front lawn. Recreation will use the tree for the annual Christmas tree lighting

PUBLIC SAFETY COMMITTEE

- Meet with Trooper Caememer and the new Lebanon Liaison Trooper Delorezia
- Worked with Traffic logix on reports. The Speed sign does record traffic north and south on Cherry Street

REGISTRAR

- Took six Registrar class at the NJLM

STORMWATER MANAGEMENT

- Working with Stormwater Control Solutions to file all end of the year reports

CROSSING GUARDS

- Still need one Part Time Guard

FINANCE

- Working to bring all State platforms up to date
- Began preparing 2025 Budget

SENIOR CLUB:

- Business meeting sandwiches and cake served

RECREATION: –Meeting: November 6th

- Everyone had a great time at the Halloween Party on October 26th.
The three winners of the Halloween house decorating contest
78 Brunswick Ave
14 Cherry Street
6 Main Street

- The Christmas Tree Lighting and visit with Santa will be Sunday December 8th at 6:00PM at Borough Hall on the front lawn.
Please note this is a new location for the tree lighting.
- A new Christmas Tree was planted at Borough Hall on the front lawn.
Refreshments and pictures with Santa will be in the council room.

ENVIRONMENTAL/SHADE TREE

- No Meeting

HISTORICAL COMMITTEE

- No meeting

WELCOME BAGS

- **Date of Meeting:** No Meeting
- **New Residents:** 0

OPEN PUBLIC SESSION:

Council President Burton made a motion to open the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was opened.

Doug and Marianne Mathewson state traffic on Cherry Street continues, speeding, truck traffic. They were concerned about who was purchasing the Buzzy property in Clinton Township, anticipating more traffic on Cherry.

There being no further public comment Council President Burton made a motion to close the public session. Councilman Berger seconded the motion with the unanimous approval of Council the floor was closed.

COMMITTEE UPDATES:

Recreation:

MISCELLANEOUS:

ADJOURN:

Councilman Berger moved, and Councilwoman Baldinger seconded a motion to adjourn, there being no further business to come before Council. The meeting was adjourned at 8:35 pm by unanimous vote.

Karen M. Romano, RMC
Borough Administrator/Clerk

