

## **REGULAR MEETING**

**DATE: July 1, 2024**

### **CALL TO ORDER**

The Regular Meeting of the Milford Borough Common Council was held at Milford Firehouse located at 21 Water Street on July 1, 2024. The meeting was called to order by Henry Schepens, Mayor at 7:00PM.

**PLEDGE OF ALLEGIANCE** was led by Mayor Schepens.

**SUNSHINE PROCLAMATION** was read by Mayor Schepens.

As required by the Open Public Meetings Act of 1975, adequate notice of this meeting was provided on January 11, 2024 in the Hunterdon County Democrat and Express Times newspapers.

Notices were also posted on the bulletin boards both inside and outside the Municipal Building and at the Milford Public Library.

### **ROLL CALL**

Present: James Gallos, Noralie LaFevre, Helen Livingston,  
Douglas Sloyer, Elisa Yager, Alex Peredjogin  
Henry Schepens, Mayor

Absent: None

The record reflects the presence of: Todd Bolig, Attorney

### **NEW BUSINESS**

#### **River Clean-Up Presentation**

**Stephanie Fox, NJDEP State Parks and Jennifer O'Sullivan, Hunterdon County Board of Health**

Stephanie Fox, State Parks stated this is the eighth year of the Delaware River Clean up. All municipalities along the Delaware River are invited to participate and this year Belvidere and Sussex County will be added to the list. The date of the river clean up September 21<sup>st</sup> from 8:00am-10:00am. There will be a group leader who is trained and about 10 people in each group. After a brief discussion with Council it was decided the creek area around the Descendants Brewing would be a good location for the clean-up. The Borough will have to provide an assigned DPW employee and location for a dumpster. Jennifer O'Sullivan will be contact for the Borough for any additional information. Members of Council all agreed this was worthy project and gave the go ahead to Ms. Fox and Ms. O'Sullivan.

#### **Annual Report from the Garden State Underwater Recovery Unit**

Frank Nester, Garden State Underwater Recovery Unit presented to Council their 2024 Annual Report. The Garden State Underwater Recovery Unit is a non-profit volunteer organization of scuba divers, boating safety instructors and boat operators. Each active member of GSURU undergoes a rigorous program of continuous education and training in order to participate with the team. The GSURU has an internationally recognized reputation for its water activities and brings a considerable amount of credit to Hunterdon County for its far-reaching recovery activities and training programs.

During 2023 the GSURU remained able to fund all operations through income sources. The Garden State Underwater Recovery continues to service the community of Milford and

Hunterdon County with their unique abilities to increase water safety awareness.

In 2023 the Garden State Underwater Recovery participated in a multi-team search for a missing person in Talen Energy's Settling Pond, Bangor, Pa and dock recovery south of the Lambertville Wing Dam.

Mayor and Council thanked the Garden State Underwater Recovery for a very informative presentation.

### **UNFINISHED BUSINESS**

Mayor and Council had a brief discussion regarding waiver of coverage under the State Health Benefits program when employee's spouses have coverage in the state health benefits program and employee waives Borough coverage.

### **LEGAL AFFAIRS REPORT – TODD BOLIG, ESQ.**

- Attorney Bolig reported he had sent an email to Bill Hance regarding a resolution authorizing a RFP for revaluation services and RFP for a lead base paint contractor.
- Attorney Bolig spoke to Sara Knies, Zoning Officer regarding the Planning Board's Change of Use Requirements and how to streamline the process for applicants. The Planning Board has formed a sub-committee to review the change of use application.
- Last week a meeting was held with Elizabethtown Gas and Borough regarding the gas line to be installed on Hillcrest and Fairview Avenues.

### **REPORTS FROM DEPARTMENT COMMISSIONERS**

#### **ADMINISTRATION/SAFETY – MAYOR HENRY SCHEPENS**

- Mayor Schepens stated that members of Council will be getting Borough email addresses to use for Borough business. Personal email should not be used for Borough business.
- Mayor Schepens reported to Council that Al Parham was appointed as a new alternate member to the Planning Board.

#### **BUILDING & GROUNDS – COUNCILWOMAN LAFEVRE**

*Building & Grounds* - Councilwoman LaFevre reported that Ehrlich Pest Control removed the bats and cleaned the attic on June 1<sup>st</sup>.

*Borough Hall Roof Replacement* - The State Historic Preservation Office SHPO has not approved our permit. Our Engineer will be working with the architect to review the library plans.

*York Road Borough Park Creek Bank Repair* – The creek bank is finished. In October, tree shoots will be planted.

*Bridge Street Parking Lot Embankment Repair* – Rocks were placed along the creek bank. This project is finished.

#### **Local Business**

Councilwoman LaFevre attended the Merchant Meeting on June 18<sup>th</sup>. Volunteers worked on improving the bottom portions of the American flag poles by sanding and varnishing them. They also fixed the bottoms of the poles so they now fit into the holes in the street.

Music in Milford – Bill Ihling will be the musician performing on June 20<sup>th</sup>.

Milford Alive – bands are being added to the festival events program.

Other – Jen Locke requested the merchants to ask Council to reconsider installing an electric car

charging station in one of the Borough parking lots.

**SOLID WASTE/RECYCLING – COUNCILMAN GALLOS**

Councilman Gallos stated that there were no issues during the annual clean-up day.

**LIAISON – COUNCILWOMAN YAGER**

- Councilwoman Yager reported that the Milford Preschool has four openings and there are students from Kingwood Township that will fill the openings. Milford Public School will received \$14,000.00 per each pre-school student.
- Milford Public School will be installing a butterfly garden in the preschool playground.
- Councilwoman Yager stated the Milford students should sing the national anthem for Milford Alive.

**PUBLIC WORKS – COUNCILMAN SLOYER**

- Councilman Sloyer reported that the sub-committee interviewed candidates for the water operator position and the committee has selected Anthony Telleri to be hired at the Water Operator position.
- Councilman Sloyer stated in order to move forward with the sale of the Water Company the Borough will need to have an appraisal done on the Water Company.
- Councilman Sloyer reported that NJWA completed the consumer confidence report and it was posted on our website.

**COMMUNITY AFFAIRS – COUNCILMAN PEREDJOGIN**

No report tonight

**ZONING – COUNCILWOMAN LIVINGSTON**

Councilwoman Livingston reported Zach Haughton was moved to a regular member of the Planning Board.

Councilwoman Livingston reported the following items discussed at the last Planning Board meeting: bulk variance for a shed, change of use for “The Jam” on Bridge Street and a sub-committee was formed to review the change of use ordinance.

**ORDINANCE – SECOND READING/PUBLIC HEARING**

**ORDINANCE NO. 983-2024**

**ORDINANCE OF THE BOROUGH OF MILFORD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, REGULATING THE SITE PLAN REVIEW PROCESS PROCEDURE WITHIN THE BOROUGH.**

Noralie LaFevre made a motion to open the public hearing on Ordinance No. 983-2024.

Seconded by Elisa Yager.

ROLL CALL: AYES: N. LaFevre, D. Sloyer, J. Gallos, H. Livingston, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

There were no comments from the public in attendance.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Elisa Yager.

NAYS: None ABSTAIN: None ABSENT: None

**SECOND READING - ROLL CALL VOTE**

Council Member	Motion	Adopt	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre			x	x			
James Gallos		x		x			
Helen Livingston				x			
Elisa Yager	x			x			
Alex Peredjogin				x			
Douglas Sloyer				x			

Ordinance number 983-2024 has been adopted.

**ORDINANCE NUMBER 984-2024**  
**ORDINANCE REPLACING**

**ARTICLE I, CHAPTER 168, "EXCAVATIONS".**

Noralie LaFevre made a motion to open the public hearing on Ordinance No. 984-2024.  
 Seconded by Helen Livingston.

ROLL CALL: AYES: N. LaFevre, D. Sloyer, J. Gallos, H. Livingston, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

There were no comments from the public in attendance.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Helen Livingston

NAYS: None ABSTAIN: None ABSENT: None

**SECOND READING - ROLL CALL VOTE**

Council Member	Motion	Adopt	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre		x		x			
James Gallos			x	x			
Helen Livingston				x			
Elisa Yager	x			x			
Alex Peredjogin				x			
Douglas Sloyer				x			

Ordinance number 984-2024 has been adopted.

**ORDINANCE NUMBER 985-2024**  
**ORDINANCE PRESCRIBING THE PUBLIC'S ACCESS**  
**AND USE OF THE BOROUGH'S**  
**GOVERNMENT USE ZONE, BLOCK 29, LOT 5.01.**

Noralie LaFevre made a motion to open the public hearing on Ordinance No. 985-2024.  
 Seconded by Elisa Yager.

ROLL CALL: AYES: N. LaFevre, D. Sloyer, J. Gallos, H. Livingston, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

There were no comments from the public in attendance.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Elisa Yager.

NAYS: None ABSTAIN: None ABSENT: None

**SECOND READING - ROLL CALL VOTE**

Council Member	Motion	Adopt	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre		x		x			
James Gallos	x			x			
Helen Livingston				x			
Elisa Yager			x	x			
Alex Peredjogin				x			
Douglas Sloyer				x			

Ordinance number 985-2024 has been adopted.

**ORDINANCE NUMBER ORD986-2024**

**AN ORDINANCE TO AMEND ORDINANCE 880-2018 TO DETERMINE AND FIX THE SALARIES AND WAGES OF CERTAIN OFFICERS AND EMPLOYEES OF THE BOROUGH OF MILFORD, IN THE COUNTY OF HUNTERDON AND STATE OF NEW JERSEY**

Noralie LaFevre made a motion to open the public hearing on Ordinance No. 986-2024.

Seconded by Elisa Yager.

ROLL CALL: AYES: N. LaFevre, D. Sloyer, J. Gallos, H. Livingston, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

There were no comments from the public in attendance.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Elisa Yager.

NAYS: None ABSTAIN: None ABSENT: None

**SECOND READING - ROLL CALL VOTE**

Council Member	Motion	Adopt	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre		x		x			
James Gallos			x	x			
Helen Livingston				x			
Elisa Yager	x			x			
Alex Peredjogin				x			
Douglas Sloyer				x			

Ordinance number 986-2024 has been adopted.

**ORDINANCE NUMBER 987-2024**

**ORDINANCE REGULATING**

**“TREE REMOVAL-REPLACEMENT” BY THE BOROUGH OF MILFORD IN ACCORDANCE WITH MANDATES FROM NEW JERSEY’S DEPARTMENT OF ENVIRONMENTAL PROTECTION.”**

Noralie LaFevre made a motion to open the public hearing on Ordinance No. 987-2024.

Seconded by Elisa Yager.

ROLL CALL: AYES: N. LaFevre, D. Sloyer, J. Gallos, H. Livingston, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

There were no comments from the public in attendance.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Elisa Yager.

NAYS: None      ABSTAIN: None      ABSENT: None

**SECOND READING - ROLL CALL VOTE**

Council Member	Motion	Adopt	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre				x			
James Gallos				x			
Helen Livingston				x			
Elisa Yager	x			x			
Alex Peredjogin		x		x			
Douglas Sloyer			x	x			

Ordinance number 987-2024 has been adopted.

**RESOLUTIONS**

**RESOLUTION NO. RE2024-060**

**BE IT HEREBY RESOLVED** by the MILFORD BOROUGH COMMON COUNCIL that all **VOUCHERS** presented and approved be paid.

This being submitted at the Council meeting held on July 1, 2024.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre	x		x			
James Gallos			x			
Helen Livingston			x			
Elisa Yager			x			
Alex Peredjogin			x			
Douglas Sloyer		x	x			

**RESOLUTION NO. RE2024-061**

**WHEREAS**, The Borough of Milford requires Raffles, held in the Borough, to be licensed; and

**WHEREAS**, All copies of the applications have been received, reviewed and found in order; and

**WHEREAS**, All the regulations of the Borough Ordinance have been met.

**BE IT HEREBY RESOLVED** by the MILFORD BOROUGH COMMON COUNCIL that a Raffle Licenses be granted to Milford Fire Company, Milford, New Jersey to hold the following event:

**Off-Premise 50/50 Raffle awarding prizes**

This event will be held on September 21, 2024. The event will be held at the Milford Fire Company Building, 21 Water Street.

**THEREFORE, BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to issue and endorse this raffle license.

This being submitted at the Council meeting held on July 1, 2024.

Council Member	Motion	Second	Ayes	Nays	Abstain	Absent
Noralie LaFevre			x			

James Gallos	x		x			
Helen Livingston		x	x			
Elisa Yager			x			
Alex Peredjogin			x			
Douglas Sloyer					x	

**RESOLUTION NO. RE2024-062**

**WHEREAS**, the Common Council of the Borough of Milford shall require the services of a Water Operator; and

**WHEREAS**, there will be sufficient funds available in the Water Operations Municipal budget to pay for this employee.

**THEREFORE, IT IS HEREBY RESOLVED** by the Milford Borough Common Council that Mr. Anthony Telleri III will be hired as a non-exempt, at-will employee to be paid at an hourly rate of \$27.00/hour. Mr. Telleri shall be entitled to a one-week paid vacation with the Borough during which the Borough may terminate the employment relationship with or without notice, and with or without cause. At the completion of the first six months, Mr. Telleri will receive \$28.00 per hour, and thereafter he will receive quarterly performance reviews.

**THEREFORE, IT IS HEREBY FURTHER RESOLVED** that Mr. Anthony Telleri will be enrolled in the pension system through Public Employees Retirement System. It is also understood that there will be paid benefits such as medical, one-half dental, holidays, vacations, sick and personal days pursuant to the Borough’s Personnel Policy. Copies of the following policies will be sent to the employee: Personnel, Education and Sexual Harassment.

This being submitted at the Regular Council meeting held on July 1, 2024.

Council Vote	Motion	Second	Ayes	Nays	Abstain	Absent
Douglas Sloyer					x	
Noralie LaFevre			x			
James Gallos	x		x			
Helen Livingston		x	x			
Elisa Yager			x			
Alex Peredjogin			x			

**RESOLUTION No. RE2024-063**

**A RESOLUTION PERMITTING THE TEMPORARY CLOSURE OF  
HONEYSUCKLE LANE ON JULY 20, 2024**

**FOR MERMAID/PIRATE FEST AT DESCENDANTS BREWING**

**WHEREAS**, Descendants Brewing LLC, (the “Licensee-Applicant”) having a physical address at 61 Bridge Street, Milford, New Jersey, has an New Jersey Alcoholic Beverage Control (“NJABC”) for “COVID-19 Expansion of Premise Permit”.

**WHEREAS**, the Licensee-Applicant intends to extend its currently permitted premises through the use of the Borough’s Honeysuckle Lane over and through which the Licensee-Applicant holds an easement.

**NOW THEREFORE, BE IT RESOLVED**, by the MILFORD BOROUGH COMMON COUNCIL of the Borough of Milford, in the County of Hunterdon, State of New Jersey, as follows

1. The Borough of Milford hereby authorizes the Descendants Brewing LLC, (the “Licensee-Applicant”) to shut down said Honeysuckle Lane between the hours of 12:00PM (Noon) to 8:00PM on Saturday, July 20, 2024 to both pedestrian and vehicular traffic, and to use same for the consumption of alcoholic beverages in accordance with the terms of its license and any “COVID-19 Expansion of Premise Permit; and

2. The Licensee-Applicant shall remove all required barriers and fencings, and shall return the area utilized in accordance with any NJABC Extension of Premises Permit to a broom-clean condition by 9:00PM on Saturday, July 20, 2024.

This being submitted at the Council meeting held on July 1, 2024.

Council Vote	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
James Gallos			x			
Noralie LaFevre				x		
Alex Peredjogin	x		x			
Douglas Sloyer				x		
Helen Livingston		x	x			
Elisa Yager			x			

**RESOLUTION NO. RE2024-064**

**Calling Upon the Veterans Administration to Create a Community Access Point in Hunterdon County**

**THEREAS**, the Hunterdon County Commissioner Board recently contacted Congressman Tom Kean and U.S. Senators Cory Booker and Robert Menendez, for their collective help in getting the U.S. Department of Veterans Affairs to increase access to VA healthcare services within Hunterdon County; and,

**WHEREAS**, the U.S. Department of Veterans Affairs has recently opened Community Access Point (CAP) centers in other counties in New Jersey, including Morris County; and

**WHEREAS**, residents currently residing in Hunterdon County must travel nearly an hour to seek care at either Lyons VA Medical Center in Somerset County or the Vet Center Outstation that recently opened in Hackettstown in Warren County; and

**WHEREAS**, the creation of a CAP in Hunterdon County has been a major priority for veterans-based organizations in Hunterdon County including the VFW and American Legion; and

**WHEREAS**, to help facilitate the establishment of a CAP in Hunterdon County, the Commissioner Board is willing to provide office space free of charge to the U.S. Department of Veterans Affairs; and

**NOW, THEREFORE, BE IT RESOLVED**, the Borough of Milford does hereby support the Hunterdon County Commissioner Board’s call for the creation of a VA Community Access Point in Hunterdon County; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to Congressman Tom Kean and U.S. Senators Cory Booker and Robert Menendez.

This being submitted at the Council meeting held on July 1, 2024.

Council Vote	Motion	Second	Ayes	Nays	Abstain	Absent
Douglas Sloyer			x			
Noralie LaFevre	x		x			
James Gallos			x			
Helen Livingston			x			



Elisa Yager		x	x			
Alex Peredjogin			x			

**PUBLIC COMMENTS**

Noralie LaFevre made a motion to open the public portion of the meeting.

Seconded by Elisa Yager.

ROLL CALL: AYES: J. Gallos, N. LaFevre, H. Livingston, D. Sloyer, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

Carol Bernotas, Carpenter Street asked members of Council if they would consider a handicap parking space on the north side of Bridge Street. Council had a brief discussion on the matter.

Motion to close the public hearing was made by Noralie LaFevre.

Seconded by Elisa Yager.

ROLL CALL: AYES: J. Gallos, N. LaFevre, H. Livingston, D. Sloyer, E. Yager, A. Peredjogin

NAYS: None ABSTAIN: None ABSENT: None

Motion carried.

**CLERK’S REPORT – June 2024**

Comments: none

Motion to accept: Elisa Yager

Seconded: Noralie LaFevre

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

Clerk’s Report for June 2024 was approved.

**TAX COLLECTOR’S REPORT – May 2024**

Comments: none

Motion to accept: Noralie LaFevre

Seconded: Alex Peredjogin

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

Tax Collector’s Report for May 2024 was approved.

**REGULAR MEETING MINUTES FROM PREVIOUS MEETINGS PRESENTED FOR APPROVAL – June 3, 2024**

Comments: none

Motion to accept: Noralie LaFevre

Seconded: Elisa Yager

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

Regular Meeting Minutes of June 3, 2024 are approved.

**CORRESPONDENCE LIST**

Correspondence was reviewed.

**ADJOURNMENT**

Mayor Schepens advised there being no further business to discuss, the minutes of this meeting will be available as soon as possible.

Motion to adjourn was made by: Noralie LaFevre

Seconded by: Doug Sloyer

All in Favor - AYES: All NAYS: None ABSTAIN: None ABSENT: None  
Meeting adjourned at 9:11PM.

**CURRENT CAPITAL FUND DISBURSEMENTS**

06/10/24 Check # 1617 Reivax York Road/Mt. Nebo \$177,564.24

**MILFORD BOROUGH SEWER UTILITY ACCOUNT DISBURSEMENTS**

**MILFORD BOROUGH WATER DEPARTMENT ACCOUNT DISBURSEMENTS**

**MILFORD BOROUGH CURRENT ACCOUNT DISBURSEMENTS**

Respectfully Submitted,

Karen Dysart, RMC  
Municipal Clerk