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The regular meeting of the Kinnelon Borough Governing Body was called to order by Mayor James Freda at 7:00 p.m., on Thursday, July 16, 2026, at 130 Kinnelon Road, Kinnelon New Jersey.

There was a Salute to the Flag, after which the Borough Clerk stated this meeting is being held pursuant to the New Jersey Open Public Meeting Act. Adequate notice of this meeting was given by advertising in the December 2025 edition of the Trends and was provided to the Daily Record and the North Jersey Herald News. Adequate notice was also posted on the Municipal Building Bulletin Board, filed with the Borough Clerk and provided to those persons or entities requesting notification.

ROLL CALL:

The roll was called, and present and answering were Mayor J. Freda, Councilpersons Sean Mabey, Anthony Chirido, Cyndi Frank and Robert Lewis. Absent were Councilman Eric Harritz and Councilman Robert Reckler.

PUBLIC HEARING:

Mayor Freda asked if anyone from the public wishes to hear.

As man was present stating that the ordinance for the water meter was unreasonable amount to be charged if you did not change out your water meter.

PAYMENT OF BILLS AS SUBMITTED BY THE TREASURER

A motion was offered by Councilwomen C. Frank and seconded by Councilman A. Chirido for the payment of bills dated July 16, 2026.

[illegible]

July 16, 2026
11:36 AM

BOROUGH OF KINNELON
Check Register By Check Date

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Range of Checking Accts: First to Last Range of Check Dates: 06/19/26 to 12/31/26
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GENERAL		General Account Payab			
30645	06/30/26	ABS02 ABSOLUTE FIRE PROTECTION CO	784,523.00		5084
30646	06/30/26	KIN09 KINNELON BOARD OF EDUCATION	3,643,045.00		5084
30647	07/09/26	NOR13 NORTH JERSEY MUNICIPAL	107,068.00		5086
30648	07/16/26	ACT04 ACTION DATA SERVICES	1,164.28		5087
30649	07/16/26	ACU01 ACU-DATA BUSINESS PRODUCTS INC	295.00		5087
30650	07/16/26	ADV07 ADVANCE AUTO PARTS	2,099.90		5087
30651	07/16/26	ALL02 ALL SERVICE INC.	780.00		5087
30652	07/16/26	ALL04 ALLIED OIL COMPANY	6,344.57		5087
30653	07/16/26	ALL17 ALL-PURPOSE ELECTRIC CO INC.	2,550.92		5087
30654	07/16/26	AMA03 AMAZON CAPITAL SERVICES	0.00	07/16/26 VOID	0
30655	07/16/26	AMA03 AMAZON CAPITAL SERVICES	1,593.17		5087
30656	07/16/26	AME04 AMERICAN WOODCARVING L.L.C.	2,995.00		5087
30657	07/16/26	ANY01 ANY EXCUSE FOR A PARTY, INC	2,345.00		5087
30658	07/16/26	ATL11 ATLANTIC COAST RECYCLING,LLC	6,139.98		5087
30659	07/16/26	BOR01 BOROUGH OF BUTLER ELECTRIC	8,450.24		5087
30660	07/16/26	BOS03 BOSLAND'S FLORIST LLC	248.89		5087
30661	07/16/26	BRA05 BRAEN STONE INDUSTRIES, INC	1,656.18		5087
30662	07/16/26	CAB01 OPTIMUM	59.77		5087
30663	07/16/26	CAB02 OPTIMUM	197.94		5087
30664	07/16/26	CAB03 OPTIMUM	119.40		5087
30665	07/16/26	CAB04 OPTIMUM	151.89		5087
30666	07/16/26	CAB05 OPTIMUM	120.39		5087
30667	07/16/26	CAB06 OPTIMUM	131.89		5087
30668	07/16/26	CAB07 OPTIMUM	131.89		5087
30669	07/16/26	CAB08 OPTIMUM	215.59		5087
30670	07/16/26	CAB09 OPTIMUM	120.39		5087
30671	07/16/26	CAB10 OPTIMUM	344.83		5087
30672	07/16/26	CAB11 OPTIMUM	125.94		5087
30673	07/16/26	CAB12 OPTIMUM	249.99		5087
30674	07/16/26	CIF02 NICHOLAS CIFELLI	100.00		5087
30675	07/16/26	CIN05 CINTAS CORPORATION #111	1,156.38		5087
30676	07/16/26	CIT05 FIRST-CITIZENS BANK & TRUST CO	619.33		5087
30677	07/16/26	CON17 SKYLER CONTE	669.66		5087
30678	07/16/26	CQF01 CQFLUENCY	44.55		5087
30679	07/16/26	DAR01 DARMOFALSKI ENGINEERING ASSOC.	24,945.00		5087
30680	07/16/26	DEB03 DE BLOCK ENVIRONMENTAL SERVICE	9,778.54		5087
30681	07/16/26	DIS03 DISPLAY SALES COMPANY	2,346.00		5087
30682	07/16/26	DKL01 DKL CONSULTING	500.00		5087
30683	07/16/26	ESP02 ESPOSITO'S PIZZERIA	631.98		5087
30684	07/16/26	ESP03 ESPOSITO'S PIZZERIA	631.98		5087
30685	07/16/26	EXT01 EXTRA SPACE STORAGE	367.00		5087
30686	07/16/26	FAI01 FAIRFIELD MAINTENANCE INC.	4,546.82		5087
30687	07/16/26	FAY01 FAYSON LAKE WATER COMPANY	24,708.82		5087
30688	07/16/26	GAM01 GAME DAY SPORTS	6,973.76		5087
30689	07/16/26	GEL03 GELOTTI ICE CREAM INC	202.07		5087
30690	07/16/26	GIB03 BRIAN T. GIBLIN, ESQ.	7,500.00		5087
30691	07/16/26	GSB01 GLATFELTER SPECIALTY BENEFITS	443.63		5087
30692	07/16/26	GTB01 GOLD TYPE BUSINESS MACHINES	2,100.00		5087
30693	07/16/26	HAI04 ELLEN HAID	41.00		5087

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GENERAL		General Account Account Payab Continued			
30694	07/16/26	HAR13 ERIC HARRIZ	87.21		5087
30695	07/16/26	HER02 HERO'S SALUTE AWARDS COMPANY	82.00		5087
30696	07/16/26	HOM02 HOME DEPOT CREDIT SERVICE	1,207.73		5087
30697	07/16/26	HOR04 HORIZON OFFICE EQUIPMENT	255.00		5087
30698	07/16/26	IUE01 KAREN IUELE	110.00		5087
30699	07/16/26	JBH01 JB HUNTER SERVICE INC	1,310.08		5087
30700	07/16/26	JCP01 JCP&L	15.44		5087
30701	07/16/26	JER03 IMPERIAL DADE	1,465.78		5087
30702	07/16/26	KAE01 KAESER & BLAIR INC	1,995.92		5087
30703	07/16/26	KIN05 KINNELON PUBLIC LIBRARY	75,000.00		5087
30704	07/16/26	KIN08 KINNELON VOLUNTEER FIRE CO.	9,625.00		5087
30705	07/16/26	KIN09 KINNELON BOARD OF EDUCATION	3,707,898.00		5087
30706	07/16/26	KIN20 KINNELON JUNIOR FOOTBALL ASSN	344.93		5087
30707	07/16/26	KYL01 KYLE MCMANUS ASSOCIATES LLC	122.50		5087
30708	07/16/26	LER01 LERCH, VINCI & BLISS, LLP	14,035.00		5087
30709	07/16/26	LIF02 LIFESAVERS, INC.	154.95		5087
30710	07/16/26	LON06 LONGO ELECTRICAL-MECHANICAL	10,940.00		5087
30711	07/16/26	MCI01 MCI EASTERN SECURITY SYSTEMS	180.00		5087
30712	07/16/26	MET07 METROPOLITAN LIFE INSURANCE CO	881.16		5087
30713	07/16/26	MON14 MONMOUTH TELECOM	1,041.55		5087
30714	07/16/26	MOR02 MORRIS CO LEAGUE OF MUNICIPAL	100.00		5087
30715	07/16/26	MOR14 MORRIS CTY POLICE CHIEFS ASSOC	300.00		5087
30716	07/16/26	MOR21 MORRIS COUNTY M.U.A.	42,744.51		5087
30717	07/16/26	MOR52 MORRIS COUNTY MUNICIPAL JOINT	119,550.00		5087
30718	07/16/26	NEG01 NEGLIA ENGINEERING ASSOCIATES	48,630.00		5087
30719	07/16/26	NEO01 QUADIENT, INC.	1,545.00		5087
30720	07/16/26	NEV01 NEVCO SPORTS, LLC	16,902.31		5087
30721	07/16/26	NEW24 NEW JERSEY SHADE TREE FED	150.00		5087
30722	07/16/26	NIO01 JOSEPH NIOSI	235.28		5087
30723	07/16/26	NJD07 NJ DEPT HEALTH & SENIOR SERV	45.00		5087
30724	07/16/26	NJLM01 NEW JERSEY STATE LEAGUE	115.00		5087
30725	07/16/26	NJP07 NJ PEST, LLC	1,100.00		5087
30726	07/16/26	NOR18 NORTHEAST COMMUNICATIONS, INC.	42,951.27		5087
30727	07/16/26	OFF03 THE OFFICIAL FUN GUYS	1,200.00		5087
30728	07/16/26	ONS01 ON SITE APPARATUS SERVICES INC	725.71		5087
30729	07/16/26	PAR14 PARTY PROS EAST COAST, INC	2,477.50		5087
30730	07/16/26	PEQ02 PEQUANNOCK TOWNSHIP	65,627.75		5087
30731	07/16/26	PK01 P & K OFFICIATING	1,710.00		5087
30732	07/16/26	POL02 POLLARDWATER	569.00		5087
30733	07/16/26	POL08 THE POLICE AND SHERIFFS PRESS	60.00		5087
30734	07/16/26	POW06 POWER PLACE, INC	252.15		5087
30735	07/16/26	PRB01 P.R.B.R.S.A.	76,978.00		5087
30736	07/16/26	PSE01 P.S.E. & G.	1,502.50		5087
30737	07/16/26	RAC02 RACHLES/MICHELE'S OIL CO., INC	1,056.74		5087
30738	07/16/26	RIV06 R.E.R. SUPPLY, LLC	3,677.00		5087
30739	07/16/26	RIV07 RIVALRY SPORTS MEDICINE	2,327.50		5087
30740	07/16/26	ROB08 ROBERT'S & SON, INC	839.85		5087
30741	07/16/26	ROC04 ROCK N ROLL RACING	1,600.00		5087
30742	07/16/26	ROG01 ROGO FASTENER CO., INC	1,045.07		5087
30743	07/16/26	SAN03 TONY SANCHEZ, LTD	68.40		5087
30744	07/16/26	SCH03 SCHMITZ SAFE & LOCK COMPANY	169.35		5087
30745	07/16/26	SCH30 MELANIE SCHUCKERS	262.31		5087

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
GENERAL					
General Account Account Payab Continued					
30746	07/16/26	SHA03 THE SHADE TREE DEPARTMENT LLC	1,277.48		5087
30747	07/16/26	SHE12 THE SHERWIN WILLIAMS CO.	567.45		5087
30748	07/16/26	SHI03 SHI INTERNATIONAL CORP	55,144.45		5087
30749	07/16/26	STA STAPLES ADVANTAGE, DEPT NY	1,939.24		5087
30750	07/16/26	STA05 STATE OF NEW JERSEY PWT	124.01		5087
30751	07/16/26	STA35 STANDARD INSURANCE COMPANY	393.47		5087
30752	07/16/26	STA38 STATE OF NJ/DEPT-LAW & PUBLIC	1,000.00		5087
30753	07/16/26	STI02 JENNIFER L. STILLMAN	90.00		5087
30754	07/16/26	SUB03 SUBURBAN DISPOSAL INC.	97,166.66		5087
30755	07/16/26	THOMA005 THOMAS & CAMILLE BISHOP	6,641.62		5087
30756	07/16/26	TRE05 TREAS. STATE OF NEW JERSEY	348.00		5087
30757	07/16/26	TRI20 TRIONAID ASSOCIATES	345.00		5087
30758	07/16/26	TRU02 TRUGREEN	9,693.11		5087
30759	07/16/26	TUR01 TURN-OUT UNIFORMS INC.	1,381.83		5087
30760	07/16/26	UNI22 UNIFIRST-FIRST AID + SAFETY	356.79		5087
30761	07/16/26	VAN17 VAN CLEEF ENGINEERING ASSOC.	6,111.00		5087
30762	07/16/26	VER11 VERIZON WIRELESS	304.08		5087
30763	07/16/26	VER18 VERIZON CONNECT FLEET USA	143.55		5087
30764	07/16/26	VER20 VERONICA SPORTS LLC	105.00		5087
30765	07/16/26	WAL16 WALLABY TALES LLC	765.00		5087
30766	07/16/26	WAS04 WASH HOUNDS	119.40		5087
30767	07/16/26	WEI01 WEIGHTS AND MEASURE FUND	300.00		5087
30768	07/16/26	WEI07 WEINER LAW GROUP LLP	2,971.50		5087
30769	07/16/26	WIL15 WILLOW GROVE FARM CLYDESDALES	1,900.00		5087
30770	07/16/26	WOR04 WORLD INSURANCE ASSOCIATES LLC	11,642.33		5087
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	125	1	9,125,675.98	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	125	1	9,125,675.98	0.00
PLANNING 2					
Columbia Bank					
1995	07/16/26	DAR01 DARMOFALSKI ENGINEERING ASSOC.	2,325.00		5088
1996	07/16/26	KYL01 KYLE MCMANUS ASSOCIATES LLC	2,385.50		5088
1997	07/16/26	NEI04 COLIN NEIGEL	1,000.00		5088
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	3	0	5,710.50	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	3	0	5,710.50	0.00
POLICE					
POLICE ESCROW					
2092	06/24/26	BOR15 BOROUGH OF KINNELON	576.96		5083
2093	06/24/26	BOR21 BOROUGH OF KINNELON	4,236.15		5083
2094	07/07/26	BOR15 BOROUGH OF KINNELON	593.04		5085
2095	07/07/26	BOR21 BOROUGH OF KINNELON	4,379.06		5085
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	0	9,785.21	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	4	0	9,785.21	0.00

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Check #		Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
			POLICE	Continued		
POLICE ESCROW						
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount</u>	<u>Void</u>
	Checks:	132	1	9,141,171.69		0.00
	Direct Deposit:	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	
	Total:	132	1	9,141,171.69		0.00

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Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	37,049.81	0.00	0.00	37,049.81
WATER FUND	5-05	10,940.00	0.00	0.00	10,940.00
Year Total:		47,989.81	0.00	0.00	47,989.81
CURRENT FUND	6-01	8,111,483.20	0.00	0.00	8,111,483.20
WATER FUND	6-05	9,374.11	0.00	0.00	9,374.11
SEWER FUND	6-07	79,407.66	0.00	0.00	79,407.66
Year Total:		8,200,264.97	0.00	0.00	8,200,264.97
	C-04	850,016.50	0.00	0.00	850,016.50
	C-06	569.00	0.00	0.00	569.00
Year Total:		850,585.50	0.00	0.00	850,585.50
DOG TAX	D-13	45.00	0.00	0.00	45.00
STATE AND FEDERAL GRANTS	G-02	758.21	0.00	0.00	758.21
RECREATION SPECIAL	R-16	23,312.22	0.00	0.00	23,312.22
	T-23	9,785.21	0.00	0.00	9,785.21
RECYCLE FUND	Y-21	2,720.27	0.00	0.00	2,720.27
Total of All Funds:		9,135,461.19	0.00	0.00	9,135,461.19

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Project Description		Project No.	Project Total
9 HILLTOP ROAD	ADAMOV	12102115	465.00
9 DANIEL LANE	- LINDSAY	1574	155.00
154 KIEL AVENUE	SLOTA	44901113	155.00
185 KAKEOUT ROAD	(ONCUL/OZTURK	45206111	155.00
1481 RT 23 S		45301102	3,625.50
21 SHIRLY TER NEIGEL	45502 158	4550200158	1,000.00
18 ELIZABETH DR	SULICH	56703119	155.00
Total of All Projects:			<u>5,710.50</u>

Roll Call:	Councilman S. Mabey, Yes;	Councilwomen C. Frank, Yes;
	Councilman Chirido, Yes;	Councilman R. Reckler, Absent;
	Councilman E. Harriz, Absent;	Councilman R. Lewis, Yes.

CONSENT AGENDA:

A motion was offered by Councilwomen C. Frank and seconded by Councilman S. Mabey, the following motions and resolutions were offered for approval.

- a. Resolution: 07.01.2026 Authorizing Cancellation of Outstanding Checks
- b. Resolution: 07.02.2026 Authorizing the Purchase of a Caterpillar 305 Mini Hydraulic Excavator and Townmaster T-16DT Trailer Through Sourcewell Cooperative Pricing
- c. Resolution: 07.03.2026 Authorizing the Purchase of Two 2027 Ford F-600 Chassis Vehicles with Related Uplifting through NJCPA Cooperative Pricing
- d. Resolution: 07.04.2026 Authorizing Appointment of Gail Bresett as Kinnelon Deputy Emergency Management Coordinator
- e. Resolution: 07.05.2026 Appointment of Municipal Housing Liaison – Eric Colvin
- f. Resolution: 07.06.2026 Tax Sale for September 15, 2026
- g. Resolution: 07.07.2026 Gas Tax Escalator
- h. Resolution: 07.08.2026 Authorizing Hiring of a part-time Dispatcher Edward L. O'Donnell Jr.
- i. Resolution: 07.09.2026 Authorizing Hiring of a part-time Dispatcher Arina Alvarez
- j. Resolution: 07.10.2026 Appointing a Fund Commissioner for the Borough of Kinnelon – Eric Colvin
- k. Resolution: 07.11.2026 Authorizing Adam Ashby from Step 1 to Step 3
- l. Resolution: 07.12.2026 Authorizing to hire Brian DeHaas as a full-time DPW Maintainer
- m. Resolution: 07.13.2026 Authorizing appointment of Gioella Niosi as the Kinnelon Borough Registrar
- n. Resolution: 07.14.2026 Authorize Reduction of 2nd Quarter 2026 water bill 19 Powderhorn Dr.
- o. Resolution: 07.15.2026 Authorizing the Hiring of a Recreation Employee & Payment to Spring Lacrosse Clinic Supervisors
- p. Resolution: 07.16.2026 Renewing the Various Benefits Program for Eligible Employees
- q. Resolution: 07.17.2026 Extend the grace period for Payment of 3rd quarter 2026 property taxes
- r. Resolution: 07.18.2026 Purchase on One 2026 Ford Police Interceptor Utility and Vehicle for the Kinnelon Police Department

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- s. Resolution: 07.19.2026 Authorizing the Purchase of Law Enforcement Software Upgrades and Related Interfaces for the Kinnelon Police Department
- t. Resolution: 07.20.2026 Appointing Eric Colvin as Qualified Purchasing Agent
- u. Resolution: 07.21.2026 Authorizing the Purchase of one Western Star 47X Truck Chassis with Hook Loader, Accessories, and Rear Loader for the Department of Public Works
- v. Resolution 07.22.2026 Authorizing the Purchase of One Sweeper for the Department of Public Works
- w. Resolution 07.23.2026 Recreation Summer Specialty Camp
- x. Resolution: 07.24.2026 Paving Brook Vally Road
- y. Approval of Minutes: May 11, 2026, May 14, 2026
- z. Raffle License: Pearl R. Miller Home & School Association KN-909-KB

[illegible]

AUTHORIZING CANCELLATION OF OUTSTANDING CHECKS

NOW, THEREFORE, BE IT RESOLVED, by the Mayor & Council that the following outstanding checks can be cancelled, and the Chief Financial Officer is authorized and directed to void the said checks:

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

BOROUGH OF KINNELON
RESOLUTION NO. 07.02.2026

**AUTHORIZING THE PURCHASE OF A CATERPILLAR 305 MINI
HYDRAULIC EXCAVATOR AND TOWMASTER T-16DT TRAILER
THROUGH SOURCEWELL COOPERATIVE PRICING**

WHEREAS, the Borough of Kinnelon has a need to acquire certain equipment for use by the Borough Department of Public Works, including a mini hydraulic excavator and trailer; and

WHEREAS, the Department of Public Works has recommended the purchase of one 2026 Caterpillar 305 Mini Hydraulic Excavator and one 2026 Towmaster T-16DT Trailer; and

WHEREAS, Foley, Inc. submitted a quote for one 2026 Caterpillar 305 Mini Hydraulic Excavator, under Sourcewell Contract No. 011723-CAT, in the total amount of \$106,412.00; and

WHEREAS, Foley, Inc. submitted a sales agreement for one 2026 Towmaster T-16DT Trailer, under Sourcewell Contract No. 092922-MNR, in the total amount of \$20,382.60; and

WHEREAS, the combined purchase amount for the equipment is \$126,794.60; and

WHEREAS, the Borough is authorized to make purchases through nationally recognized and accepted cooperative purchasing agreements pursuant to N.J.S.A. 52:34-6.2, provided that the cooperative purchasing agreement was developed utilizing a competitive bidding process and the use of same is determined to be cost-effective; and

WHEREAS, Sourcewell is a nationally recognized cooperative purchasing program that competitively solicits and awards contracts for use by participating public agencies; and

WHEREAS, the Borough's Qualified Purchasing Agent has reviewed the proposed purchase and has determined that procurement through the applicable Sourcewell contracts is in compliance with applicable public procurement requirements; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of one 2026 Caterpillar 305 Mini Hydraulic Excavator from Foley, Inc., under Sourcewell Contract No. 011723-CAT, in an amount not to exceed \$106,412.00.
2. The Mayor and Council hereby authorize the purchase of one 2026 Towmaster T-16DT Trailer from Foley, Inc., under Sourcewell Contract No. 092922-MNR, in an amount not to exceed \$20,382.60.
3. The total authorized purchase amount shall not exceed \$126,794.60, subject to the availability and certification of funds.

4. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchases authorized herein.

5. This Resolution shall take effect immediately.

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchases authorized herein in the total amount not to exceed \$126,794.60.

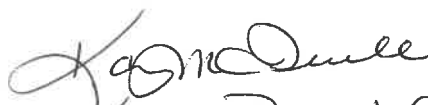
Account No.: 6-07-55-511-002

Amount: \$126,794.60

Chief Financial Officer

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reekler				✓
Harriz				✓	Lewis	✓			

Dated: July 16, 2026


Kinnelon Borough Clerk

BOROUGH OF KINNELON
RESOLUTION NO. 07.03.2026

**AUTHORIZING THE PURCHASE OF TWO 2027 FORD F-600 CHASSIS
VEHICLES WITH RELATED UPFITTING THROUGH NJCPA
COOPERATIVE PRICING**

WHEREAS, the Borough of Kinnelon has a need to acquire certain vehicles and related upfitting for use by the Borough Department of Public Works; and

WHEREAS, the Department of Public Works has recommended the purchase of two 2027 Ford F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL vehicles with related upfitting; and

WHEREAS, All American Ford of Paramus submitted a proposal, Quote ID NJCPABOK04, for one 2027 Ford F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL vehicle with related upfitting, under NJCPA Bid No. BC-BID-24-06 / Co-Op No. CK04, in the total amount of \$123,134.30; and

WHEREAS, All American Ford of Paramus submitted a proposal, Quote ID NJCPABOK05, for one 2027 Ford F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL vehicle with related upfitting, under NJCPA Bid No. BC-BID-24-06 / Co-Op No. CK04, in the total amount of \$125,605.30; and

WHEREAS, the combined purchase amount for the two vehicles and related upfitting is \$248,739.60; and

WHEREAS, the Borough is authorized to make purchases through properly awarded cooperative purchasing agreements in accordance with applicable New Jersey public procurement law; and

WHEREAS, the Borough's Qualified Purchasing Agent has reviewed the proposed purchase and has determined that procurement through NJCPA cooperative pricing is in compliance with applicable public procurement requirements; and

WHEREAS, the Chief Financial Officer has certified, or shall certify prior to issuance of a purchase order, that sufficient funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of one 2027 Ford F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL vehicle with related upfitting from All American Ford of Paramus, under NJCPA Bid No. BC-BID-24-06 / Co-Op No. CK04, Quote ID NJCPABOK04, in an amount not to exceed \$123,134.30.

2. The Mayor and Council hereby authorize the purchase of one 2027 Ford F-600 Chassis 4x4 SD Regular Cab 169" WB DRW XL vehicle with related upfitting from All American Ford of Paramus, under NJCPA Bid No. BC-BID-24-06 / Co-Op No. CK04, Quote ID NJCPABOK05, in an amount not to exceed \$125,605.30.
3. The total authorized purchase amount shall not exceed \$248,739.60, subject to the availability and certification of funds.
4. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchases authorized herein.
5. This Resolution shall take effect immediately.

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchases authorized herein in the total amount not to exceed \$248,739.60.

Account No.: 6-07-55-511-002 & 6-01-44-903-909

Amount: \$248,739.60

Chief Financial Officer

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

Dated July 16, 2026

J. McQuill
Kinnelon Borough Clerk

**AUTHORIZING APPOINTMENT OF
GAIL BRESETT AS KINNELON
DEPUTY EMERGENCY MANAGEMENT
COORDINATOR**

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Kinnelon has appointed Gail Bresett as the Deputy of Emergency Management Coordinator for the Borough of Kinnelon for a three-year term running from July 14, 2026, through December 31, 2026.

I, Karen M. Iuele, Borough Clerk of the Borough of Kinnelon, do hereby certify this to be a true copy of a resolution duly adopted at the regular meeting of the Kinnelon Mayor and Council held on July 14, 2026.

Karen M. Fuele

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

Resolution 07.05.2026

Appointment of Municipal Housing Liaison

Borough of Kinnelon, Morris County, New Jersey

WHEREAS, pursuant to N.J.A.C. 5:93 and N.J.A.C. 5:80-26.1 et. seq., the Borough of Kinnelon is required to appoint a Municipal Housing Liaison for the administration of Borough of Kinnelon affordable housing program to enforce the requirements of the NJ Fair Housing Act and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, Section 207-69 of the Borough of Kinnelon provides for the appointment of a Municipal Housing Liaison to administer Kinnelon's affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Kinnelon, in the County of Middlesex and the State of New Jersey that the Eric Colvin is hereby appointed by the Governing Body of Borough of Kinnelon as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Chapter 207 of the Borough of Kinnelon Code.

Dated: July 16, 2026

Karen M. Iuele

Karen M. Iuele

Kinnelon Municipal Clerk

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	x		x			
Mabey		x	x			
Frank			x			
Lewis			x			
Reckler					x	
Harriz					x	

RESOLUTION #07.06.2026

BE IT RESOLVED, BY THE Mayor and Council of the Borough of Kinnelon, that in accordance with NJSA 54:5 the Tax Collector will hold the annual Tax Sale for the Borough of Kinnelon via an on-line auction on Tuesday, September 15, 2026.

ROLL CALL: Council present

maybe, yes

Chido, yr

Hariz, Abait

Frank, yes

Lewis, Jess

Lewis, yes
Reckler, absent

July 16, 2026

Judith O'Brien, CTC

Tax Collector

Borough of Kinnelon

I, Karen M. Luele, Borough Clerk, Borough of Kinnelon, hereby certify this resolution to be a true copy of the resolution which was duly passed at the regular meeting of the Borough of Kinnelon Mayor and Council July 16, 2026.

Date: 7/16/26


Karen M. Luele, Borough Clerk

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

RESOLUTION NO. 07.07.2026

A RESOLUTION URGING THE NEW JERSEY STATE LEGISLATURE AND GOVERNOR TO REPEAL THE GAS TAX ESCALATOR AND RESTORE ACCOUNTABILITY TO FUEL TAX INCREASES

WHEREAS, the residents of the State of New Jersey and the Borough of Kinnelon are burdened by one of the highest overall tax structures in the United States; and

WHEREAS, in 2016, the State of New Jersey enacted legislation restructuring the Transportation Trust Fund and implementing an automatic adjustment mechanism commonly referred to as the “gas tax escalator”; and

WHEREAS, the gas tax escalator permits periodic increases in the motor fuels tax without a direct vote of the New Jersey State Legislature; and

WHEREAS, such automatic increases lack transparency and reduce accountability to taxpayers, who bear the financial burden without corresponding legislative oversight; and

WHEREAS, increases in the motor fuels tax raise the cost of commuting, goods, and services, and place additional financial strain on working families, seniors, and businesses; and

WHEREAS, these increased costs also impact municipal operations, including transportation, public works, and service delivery, thereby placing further pressure on local budgets and, ultimately, property taxpayers; and

WHEREAS, the **New Jersey Property Taxpayers Coalition** has called for the repeal of the gas tax escalator as part of a broader effort to restore fiscal responsibility and taxpayer protections; and

WHEREAS, local governments have a responsibility to advocate for policies that protect their residents from unnecessary and unaccountable tax increases;

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Kinnelon, County of Morris, State of New Jersey, that it hereby urges the New Jersey State Legislature and the Governor to:

1. Repeal the gas tax escalator; and
2. Require that any future increases in the motor fuels tax be subject to a direct vote of the Legislature; and
3. Restore transparency and accountability in the taxation process affecting New Jersey residents;

BE IT FURTHER RESOLVED that this Resolution be made available to the public and shared with other municipalities as part of a coordinated effort to advocate for meaningful tax reform.

I, Karen M. Iuele, Municipal Clerk of the Borough of Kinnelon, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Governing Body at a meeting held on July 16, 2026.

Municipal Clerk

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

RESOLUTION 07.08.2026

AUTHORIZING HIRE OF A PART
TIME DISPATCHER EDWARD I.
O'DONNELL Jr.

WHEREAS, the Police Department wish to hire a Part Time Dispatcher; and

WHEREAS, based on these interviews, it was determined that Edward L. O'Donnell was the successful candidate; and

NOW, THEREFORE, BE IT RESOLVED, Edward L. O'Donnell be hired as a Part Time Dispatcher, effective July 2, 2026, at \$20.00 per hour.

CERTIFICATION

I, Karen M. Iuele, Borough Clerk, do hereby certify this to be a true copy of a resolution duly adopted at the regular meeting of the Kinnelon Mayor and Council held on July 16, 2026.

Dated: July 16, 2026


Karen M. Iuele, Borough Clerk

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

AUTHORIZING HIRE OF A PART
TIME DISPATCHER ARINA ALVAREZ

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

RESOLUTION 07.10.2026

**BOROUGH OF KINNELON
MORRIS COUNTY, NEW JERSEY**

**A RESOLUTION APPOINTING A
FUND COMMISSIONER AND ALTERNATE FUND COMMISSIONER
TO THE
NORTH JERSEY MUNICIPAL EMPLOYEE BENEFITS FUND**

WHEREAS, the Borough of Kinnelon (hereinafter, the Borough) is a member of the North Jersey Municipal Employee Benefits Fund (hereinafter, the NJHIF) for medical and prescription benefits, as part of the Employee Benefits Program effective October 1, 2023; and

WHEREAS, in accordance with the by-laws and requirements of membership promulgated by the NJHIF, the Borough must appoint a Fund Commissioner and Alternate Fund Commissioner to represent the Borough in all pertinent Fund affairs.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, that Eric Colvin is hereby affirmed as Fund Commissioner for Fund Year 2026 and/or until a successor has been qualified and appointed; and

BE IT FURTHER RESOLVED, that Mayor J. Freda is hereby appointed to serve as the Alternate Fund Commissioner for Fund Year 2026 and/or until a successor has been qualified and appointed, and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be forwarded to the Fund through the Borough's Health Benefits Consultant.

Adopted this day: July 16, 2026

ATTEST:

Karen M. Tuele
Municipal Clerk

Resolution - 7.10.2026

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

RESOLUTION 07.11.2026

AUTHORIZING ADAM ASHBY
FROM STEP 1 TO STEP 3 AS A
FULL TIME DPW MAINTAINER

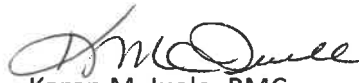
WHEREAS, the Kinnelon Department of Public Works wishes to increase Adam Ashby from Step 1,\$22.86 to Step 3 \$26.39; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough Of Kinnelon authorized to increase Adam Ashby from Step 1,\$22.86 to Step 3 \$26.39, effective July 16, 2026.

CERTIFICATION

I, Karen M. Iuele, Borough Clerk, do hereby certify this to be a true copy of a resolution duly adopted at the Mayor and Council regular meeting of the Kinnelon Mayor and Council held on July 16, 2026.

Dated: July 16, 2026


Karen M. Iuele, RMC
Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

RESOLUTION 07.12.2026

AUTHORIZING HIRE OF
BRIAN DEHAAS AS A
FULL TIME DPW MAINTAINER

WHEREAS, the Kinnelon Department of Public Works wishes to hire Brian DeHaas as a Full Time Department of Public Works Maintainer; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough Of Kinnelon hire Brian DeHaas, as a Full-Time worker for the Department of Public Works, at Step 3 - \$26.39, with an additional .50 for CDL. Pending result of background check.

CERTIFICATION

I, Karen M. luele, Borough Clerk, do hereby certify this to be a true copy of a resolution duly adopted at the Mayor and Council regular meeting of the Kinnelon Mayor and Council held on July 16, 2026.

Dated: July 16, 2026


Karen M. luele, RMC
Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirdo	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler						✓
Harriz						✓

RESOLUTION 07.13.2026

AUTHORIZING APPOINTMENT OF
GIOELLA NIOSI AS THE
REGISTRAR FOR THE
BOROUGH OF KINNELON

WHEREAS, the Borough Council wishes to appoint Gioella Niosi as the Registrar for the Borough of Kinnelon with a start date of July 16, 2026.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Kinnelon approve appointing Gioella Niosi as the Registrar for the Borough of Kinnelon as of Gioella Niosi.

CERTIFICATION

I, Karen M. Iuele, Borough Clerk, do hereby certify this to be a true copy of a resolution duly adopted at the regular meeting of the Kinnelon Mayor and Council held on July 16, 2026.

Dated: July 16, 2026

Karen M. Iuele
Karen M. Iuele, RMC
Borough Clerk

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	x		x			
Mabey		x	x			
Frank			x			
Lewis			x			
Reckler					x	
Harriz					x	

RESOLUTION: 07.14.2026

AUTHORIZING THE REDUCTION OF 2nd
QUARTER 2026 WATER BILL FOR 19
POWDERHORN DR, BLOCK 57401 LOT 137 TO
\$3,952.44 IF PAID IN FULL BY AUGUST 14,
2026

WHEREAS, the current balance due on the Borough of Kinnelon's 2ND Quarter 2026 Water Bill for 19 Powderhorn Drive (the "Property") is approximately \$5,180.04 and

WHEREAS, the property owner of 19 Powderhorn Dr., Block 57401 Lot 137 represented that the afore-referenced balance reflects an unprecedented and exceptional aberration from water usage that is typical and normal for the Property, which was due to a Sprinkler electric valve break on same that was not readily visible or detectable, and therefore, requested a reduction in the amount owed for water usage on the parcel during the 2nd Quarter 2026; and

WHEREAS, considering the extenuating circumstances then affecting the Property which resulted in excessive water use and a corresponding substantial 2nd Quarter 2026 water bill, the Governing Body finds that a one-time reduction in water usage charges for the Property are appropriate, such that the 2nd Quarter 2026 Water Bill for the Property will be reduced to \$3,952.44, and deemed satisfied in full if said amount is received by the Borough from the property owner no later than August 14, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Kinnelon, County of Morris, State of New Jersey as follows:

1. The 2nd Quarter 2026 Water Bill for 19 Powderhorn Dr., Block 57401 Lot 137 shall be reduced to \$3,952.44 only if full payment in said amount is received by the Borough from the property owner no later than August 14, 2026.

2. Should the Borough not receive payment by August 14, 2026, full payment in the amount of \$3,952.44 from the property owner of 19 Powderhorn Dr., Block 57401 Lot 137 to satisfy the 2nd Quarter 2026 Water Bill for said property will remain per standard rates and interest rates will be applied.
3. The Mayor and Borough Clerk, together with other appropriate and applicable officers, employees, professionals and staff of the Borough, are hereby authorized and directed to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately upon adoption.

Dated: July 16, 2026



Karen M. Iuele, RMC
Kinnelon Borough Clerk

CERTIFICATION

I, Karen Iuele, Borough Clerk of the Borough of Kinnelon, hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council of the Borough of Kinnelon at a duly convened meeting held on July 16, 2026.



Karen Iuele, RMC
Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Mabey	✓		✓			
Chirido		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

BOROUGH OF KINNELON
RESOLUTION NO. 07.15.2026

**AUTHORIZING THE HIRING OF A RECREATION EMPLOYEE AND
AUTHORIZING PAYMENT TO SPRING LACROSSE CLINIC
SUPERVISORS**

WHEREAS, the Borough of Kinnelon operates recreation programs for the benefit of Borough residents and program participants; and

WHEREAS, the Borough has a need to hire a new recreation counselor to replace Ali Corrado; and

WHEREAS, the Borough desires to hire Maddie Cignini as a recreation counselor at an hourly rate of \$21.00 per hour; and

WHEREAS, the Borough also conducted Spring Lacrosse Camp / Clinic programs for girls and boys; and

WHEREAS, Colleen LaBlanca and Brady Grippo served as supervisors for the Spring Lacrosse Camp / Clinic programs; and

WHEREAS, the Borough desires to authorize payment to each supervisor in the amount of \$3,200.00 for services rendered in connection with said programs; and

WHEREAS, the Chief Financial Officer shall certify the availability of funds prior to payment.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Borough hereby authorizes the hiring of Maddie Cignini as a recreation counselor at an hourly rate of \$21.00 per hour, replacing Ali Corrado.
2. The Borough hereby authorizes payment to Colleen LaBlanca in the amount of \$3,200.00 for services as a Spring Lacrosse Camp / Clinic supervisor.
3. The Borough hereby authorizes payment to Brady Grippo in the amount of \$3,200.00 for services as a Spring Lacrosse Camp / Clinic supervisor.
4. The Mayor, Borough Administrator, Chief Financial Officer, and all other appropriate Borough officials are hereby authorized to take any and all actions necessary to effectuate the intent of this Resolution.
5. This Resolution shall take effect immediately.

Dated July 16, 2026



Karen M. Iuele, RMC
Kinnelon Borough Clerk

Resolution 07.15.2026

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

RESOLUTION 07.16.2026

BOROUGH OF KINNELON

Morris County, New Jersey

A RESOLUTION RENEWING THE VARIOUS BENEFITS PROGRAM FOR ELIGIBLE EMPLOYEES THROUGH METROPOLITAN LIFE INSURANCE COMPANY

WHEREAS, the Borough of Kinnelon, hereinafter, referred to as the Borough, provides Group Life, Accidental Death & Dismemberment (AD&D) & Vision benefits coverage for eligible employees as part of the Borough's Comprehensive Employee Benefits Program; and

WHEREAS, the Borough's Health Benefits Consultant, as a matter of due diligence, examined the claims data and network utilization and further, engaged in active negotiations for the Renewal of these coverages, administered by the Metropolitan Life Insurance Company and,

WHEREAS, the Consultant was successful through negotiation, in securing a Renewal for each of the coverages noted, as follows and illustrated through the attached spreadsheet analysis:

- LIFE Provides a 12-month rate with a 3% Increase over expiring.
- AD&D Provides a 12-month rate with a Flat Renewal – 0% Increase over expiring.
- VISION Provides a 12-month rate with a Flat Renewal – 0% Increase over expiring.
- Provides for all coverages/benefits to remain unchanged from the expiring respective plan.

NOW, THEREFORE BE IT RESOLVED, the Mayor and Borough Council of the Borough of Kinnelon, County of Morris, State of New Jersey, hereby authorize the renewal of the Group Life, Accidental Death & Dismemberment (AD&D) & Vision benefits coverage with Metropolitan Life Insurance Company for the period **August 1, 2026 through July 31, 2027**; and

BE IT FURTHER RESOLVED, the Governing Body does hereby authorize and affirm the implementation of this Renewal, which maintains the current plan design of benefits; thereby ensuring the moral and contractual obligation of the Borough; and

BE IT FURTHER RESOLVED, the contract award for the Renewal Proposal is to a duly licensed and admitted Insurance Carrier within the State of NJ and therefore, such award is exempt from the requirements set forth by P.L. 2004, Chapter 19 (as amended by P.L. 2005, c.51) N.J.S.A.19:44A-20.5 et seq. and,

BE IT FURTHER RESOLVED, the Borough Administrator/CFO is hereby authorized and directed to execute the Renewal documents in accordance with the existing terms and conditions of the Agreement with the Renewal rate provisions, as promulgated herewith; and

BE IT FURTHER RESOLVED, a certified copy of this Resolution shall be forwarded to PIA Security Programs, A Division of World Insurance Associates, LLC, 429 Hackensack Street, P.O. Box 818 Carlstadt NJ, Health Benefits Consultant to the Borough, the Borough Chief Financial Officer and Municipal Auditor.

Adopted this day: 16th July, 2026



Mayor

ATTEST:



Municipal Clerk

RESOLUTION #07.17.2026

BE IT RESOLVED, BY THE Mayor and Council of the Borough of Kinnelon, that in accordance with NJSA 54:4-64, Delivery of Tax Bills, the Tax Collector will extend the grace period for payment of 3rd quarter 2026 property taxes to 25 days after the date of mailing.

ROLL CALL:

July 16, 2026
Judith O'Brien, CTC
Tax Collector
Borough of Kinnelon

I, Karen M. luele, Borough Clerk, Borough of Kinnelon, hereby certify this resolution to be a true copy of the resolution which was duly passed at the regular meeting of the Borough of Kinnelon Mayor and Council July 16, 2026.

Date: 7/16/26


Karen M. luele, Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

BOROUGH OF KINNELON
RESOLUTION NO. 07.18-2026

**AUTHORIZING THE PURCHASE OF ONE 2026 FORD POLICE
INTERCEPTOR UTILITY AWD VEHICLE FOR THE KINNELON
POLICE DEPARTMENT THROUGH ESCNJ COOPERATIVE PRICING**

WHEREAS, the Borough of Kinnelon has a need to acquire one new police vehicle for use by the Kinnelon Police Department; and

WHEREAS, the Kinnelon Police Department has recommended the purchase of one 2026 Ford Police Interceptor Utility AWD vehicle; and

WHEREAS, Nielsen Ford of Morristown, located at 170 Ridgedale Avenue, Morristown, New Jersey 07960, submitted a quote dated July 8, 2026, for one 2026 Ford Police Interceptor Utility AWD vehicle; and

WHEREAS, the vehicle is available through the Educational Services Commission of New Jersey, ESCNJ Co-Op #65MCESCCPS, under ESCNJ Bid No. 23/24-11, for Cars, Crossovers, Class 1-3 Pickup Trucks/Chassis, Sport Utility Vehicles and Vans; and

WHEREAS, the quote includes the vehicle base price and factory options, including but not limited to a 3.0L V6 EcoBoost engine, LED spot lamp, fleet key code, rear-door controls inoperable, and noise suppression bonds; and

WHEREAS, the total quoted purchase amount for the vehicle is \$50,406.29; and

WHEREAS, the Borough is authorized to make purchases through properly awarded cooperative purchasing agreements in accordance with applicable New Jersey public procurement law; and

WHEREAS, the Borough's Qualified Purchasing Agent has reviewed the proposed purchase and has determined that procurement through ESCNJ cooperative pricing is in compliance with applicable public procurement requirements; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of one 2026 Ford Police Interceptor Utility AWD vehicle from Nielsen Ford of Morristown, located at 170 Ridgedale Avenue, Morristown, New Jersey 07960, through ESCNJ Co-Op #65MCESCCPS / ESCNJ Bid No. 23/24-11, in an amount not to exceed \$50,406.29.

2. The total authorized purchase amount shall not exceed \$50,406.29, subject to the availability and certification of funds.
3. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, Chief of Police, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchase authorized herein.
4. This Resolution shall take effect immediately.

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchase authorized herein in the total amount not to exceed \$50,406.29.

Account No.: 6-01-25-240-057

Amount: \$50,406.29

Dated: July 16, 2026

AM Dale

Karen M. Iuele, RMC
Kinnelon Borough Clerk

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

**BOROUGH OF KINNELON
RESOLUTION NO. 07.19.2026**

**AUTHORIZING THE PURCHASE OF LAW ENFORCEMENT
SOFTWARE UPGRADES AND RELATED INTERFACES FOR THE
KINNELON POLICE DEPARTMENT**

WHEREAS, the Borough of Kinnelon has a need to acquire certain law enforcement software upgrades and related interfaces for use by the Kinnelon Police Department; and

WHEREAS, the Kinnelon Police Department has recommended the purchase of upgrades and related software interfaces from LawSoft, Inc., located at 15 Hamburg Turnpike, Bloomingdale, New Jersey 07403; and

WHEREAS, LawSoft, Inc. submitted Quote No. 26-0094, dated June 9, 2026, for the following items:

- LawSoft Blue Line Edition Upgrade, in the amount of \$6,500.00;
- LawSoft Web API DMV Interface, in the amount of \$5,000.00;
- Axon Interface, in the amount of \$4,000.00;
- LawSoft Mugshot, in the amount of \$2,600.00;
- iLawSoft App, in the amount of \$1,500.00;

and

WHEREAS, the total amount of the proposed purchase is \$19,600.00; and

WHEREAS, the requested upgrade is necessary to support Police Department operations; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of law enforcement software upgrades and related interfaces from LawSoft, Inc., pursuant to Quote No. 26-0094, dated June 9, 2026, in an amount not to exceed \$19,600.00.
2. The authorized purchase shall include the LawSoft Blue Line Edition Upgrade, LawSoft Web API DMV Interface, Axon Interface, LawSoft Mugshot, and iLawSoft App, as set forth in the vendor quote.

3. The total authorized purchase amount shall not exceed \$19,600.00, subject to the availability and certification of funds.
4. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, Chief of Police, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchase authorized herein.
5. This Resolution shall take effect immediately.

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchase authorized herein in the total amount not to exceed \$19,600.00.

Account No.: 6-01-25-240-058

Amount: \$19,600.00

Chief Financial Officer

Dated: July 16, 2026



Karen M. Luele, RMC
Kinnelon Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

BOROUGH OF KINNELON
RESOLUTION NO. 07.20.2026

APPOINTING ERIC COLVIN AS QUALIFIED PURCHASING AGENT

WHEREAS, the Borough of Kinnelon is required to comply with the provisions of the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and related procurement regulations; and

WHEREAS, the Local Public Contracts Law permits a contracting unit to appoint a Qualified Purchasing Agent to exercise the duties and responsibilities set forth therein; and

WHEREAS, the Borough desires to designate a Qualified Purchasing Agent to oversee, administer, and assist with purchasing and procurement functions on behalf of the Borough; and

WHEREAS, Eric Colvin, Borough Administrator, possesses the required certification and qualifications to serve as Qualified Purchasing Agent for the Borough of Kinnelon; and

WHEREAS, the Mayor and Council desire to appoint Eric Colvin as the Borough's Qualified Purchasing Agent, with said appointment to run concurrently with the term of his existing employment agreement as Borough Administrator.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. Eric Colvin is hereby appointed as the Qualified Purchasing Agent for the Borough of Kinnelon.
- 2.
2. Said appointment shall run concurrently with the term of the existing employment agreement as Borough Administrator, unless otherwise modified by the Governing Body.
- 3.
3. The Qualified Purchasing Agent is authorized to perform the duties and responsibilities of the position in accordance with the Local Public Contracts Law, applicable regulations, Borough policies, and all other applicable laws.
- 4.
4. This Resolution shall take effect immediately.
- 5.

Dated: July 16, 2026


Karen M. Luele, RMC
Kinnelon Municipal Clerk

Resolution 07.20.2026

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

BOROUGH OF KINNELON
RESOLUTION NO. 07.21.2026

**AUTHORIZING THE PURCHASE OF ONE WESTERN STAR 47X TRUCK
CHASSIS WITH HOOK LOADER, ACCESSORIES, AND REAR LOADER
FOR THE DEPARTMENT OF PUBLIC WORKS**

WHEREAS, the Borough of Kinnelon has a need to acquire a new truck chassis with related hook loader, accessories, and rear loader / packer body equipment for use by the Borough Department of Public Works; and

WHEREAS, the Department of Public Works has recommended the purchase of one Western Star 47X truck chassis with related equipment and upfitting; and

WHEREAS, Robert H. Hoover & Sons, Inc. submitted a Sourcewell quotation dated April 23, 2026, for one Western Star 47X chassis / EzTrac package, under Sourcewell Contract No. 032824-DAI, in the total amount of \$255,830.19; and

WHEREAS, Tony Sanchez Ltd., located at 1685 U.S. Route 46, Ledgewood, New Jersey 07852, submitted a proposal for a hook loader, plow, spreader, hydraulic system, front hitch, lighting, and related accessories, available through ESCNJ Bid No. 23/24-04, in the total amount of \$209,676.11; and

WHEREAS, Curbtender, Inc. submitted Quote No. 10262, dated April 9, 2026, for one Quantum XL 20-yard rear loader and related work order items, through Sourcewell Contract No. 110223-CRB, in the total amount of \$129,215.00; and

WHEREAS, the combined purchase amount for the truck chassis, hook loader/accessories package, and rear loader / packer body package is \$594,721.30; and

WHEREAS, the Borough is authorized to make purchases through properly awarded cooperative purchasing agreements in accordance with applicable New Jersey public procurement law; and

WHEREAS, the Borough's Qualified Purchasing Agent has reviewed the proposed purchase and has determined that procurement through the applicable cooperative pricing systems is in compliance with applicable public procurement requirements; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of one Western Star 47X truck chassis / EzTrac package from Robert H. Hoover & Sons, Inc., through Sourcewell Contract No. 032824-DAI, in an amount not to exceed \$255,830.19.

2. The Mayor and Council hereby authorize the purchase of the hook loader, plow, spreader, hydraulic system, front hitch, lighting, and related accessories from Tony Sanchez Ltd., through ESCNJ Bid No. 23/24-04, in an amount not to exceed \$209,676.11.

3. The Mayor and Council hereby authorize the purchase of one Quantum XL 20-yard rear loader and related work order items from Curbtender, Inc., through Sourcewell Contract No. 110223-CRB, in an amount not to exceed \$129,215.00.

4. The total authorized purchase amount shall not exceed \$594,721.30, subject to the availability and certification of funds.

5. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, Department of Public Works Superintendent, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchases and acquisitions authorized herein.

6. This Resolution shall take effect immediately.

Dated: July 16, 2026



Karen M. Luele, RMC
Kinnelon Borough Clerk

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchases authorized herein in the total amount not to exceed \$594,721.30.

Account No.: C-04-55-882-901

Amount: \$594,721.30

Resolution 07.21.2026

[illegible]

BOROUGH OF KINNELON
RESOLUTION NO. 07.22.2026

**AUTHORIZING THE PURCHASE OF ONE SWEEPER FOR THE
DEPARTMENT OF PUBLIC WORKS**

WHEREAS, the Borough of Kinnelon has a need to acquire one new Elgin Broom Bear with dual side brooms mounted on a current model Freighliner chassis; and

WHEREAS, the W.E. Timmerman Co., Inc., P.O. Box 71, Whitehouse, NJ 08888, submitted a quote dated May 27, 2026, and

WHEREAS, the vehicle is available through Sourcewell Contract #093021-ELG; and

WHEREAS, the quote includes the vehicle base price and factory options, and other equipment as outlined in the quote; and

WHEREAS, the total quoted purchase amount for the vehicle is \$429,151.50; and

WHEREAS, the Borough is authorized to make purchases through properly awarded cooperative purchasing agreements in accordance with applicable New Jersey public procurement law; and

WHEREAS, the Borough's Qualified Purchasing Agent has reviewed the proposed purchase and has determined that procurement through Sourcewell is in compliance with applicable public procurement requirements; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds are available for this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Mayor and Council hereby authorize the purchase of one Elgin Broom Bear, with all listed equipment, in an amount not to exceed \$429,151.50, subject to availability and certification of funds.
 2. The Mayor, Borough Administrator, Chief Financial Officer, Qualified Purchasing Agent, Borough Clerk, Chief of Police, and all other appropriate Borough officials are hereby authorized to execute any documents and take any actions necessary to effectuate the purchase authorized herein.
 3. This Resolution shall take effect immediately.
-

CERTIFICATION OF AVAILABILITY OF FUNDS

I, Jennifer L. Stillman, Chief Financial Officer of the Borough of Kinnelon, hereby certify that funds are available for the purchase authorized herein in the total amount not to exceed \$429,151.50.

Account No.: C-04-55-882-901

Amount: \$429,151.50

Dated: July 16, 2026



Karen M. Iuele, RMC
Kinnelon Municipal Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Mabey	✓		✓			
Chirido		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

BOROUGH OF KINNELON
RESOLUTION NO. 23-2026

**AUTHORIZING THE HIRING OF SUMMER CAMP 2026 SPECIALTY
PROGRAM PERSONNEL AND ESTABLISHING COMPENSATION**

WHEREAS, the Borough of Kinnelon operates summer recreation and camp programs for the benefit of Borough residents and participants; and

WHEREAS, the successful operation of these programs requires qualified coaches, assistants, counselors, directors, site managers, and other seasonal or specialty program personnel to provide instruction, supervision, coordination, and program support; and

WHEREAS, the Borough desires to authorize the hiring of necessary summer camp specialty program personnel for the 2026 summer recreation season; and

WHEREAS, the Borough further desires to establish compensation parameters for specialty summer camp program personnel based upon the program fee revenue generated by each applicable specialty program; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Kinnelon, County of Morris, State of New Jersey, as follows:

1. The Borough hereby authorizes the hiring and/or engagement of summer camp specialty program coaches, assistants, counselors, directors, site managers, and other necessary seasonal or specialty recreation personnel for the 2026 Summer Recreation Program.
2. The individuals authorized under this Resolution shall serve in the positions and programs identified by the Recreation Director.
3. Compensation for specialty summer camp program personnel shall be based upon the registration and program fees actually collected by the Borough for the applicable specialty program.
4. Unless otherwise authorized by the Governing Body, compensation for each applicable specialty program shall be based upon the distribution of 90 percent (90%) of the program fee revenue generated by that program.
5. The Recreation Director, Business Administrator, Chief Financial Officer, and all other appropriate Borough officials are hereby authorized to calculate compensation consistent with this Resolution, and process payment.
6. This Resolution applies to the 2026 summer recreation season only and shall not create any entitlement to future employment, future compensation, or continued engagement beyond the 2026 season.

7. The Borough recognizes the need to review and formalize summer recreation offerings, compensation and reporting processes for future program years.

Dated: July 16, 2026

Am Dulle

Karen M. Iuele, RMC

Kinnelon Municipal Clerk

Council Person	Aye	Nay	Abstain	Absent	Council Person	Aye	Nay	Abstain	Absent
Mabey	✓				Frank	✓			
Chirido	✓				Reckler				✓
Harriz				✓	Lewis	✓			

CROSS COUNTRY			
Chagwidden	Laura	KHS lead Coach	2,000.00
Gebhardt	Nick	KHS Asst.	2,000.00
Hall	Griffin	KHS Asst.	1,000.00
McKeon	Brandon	KHS Asst.	1,000.00
Joskowicz	Andrew	KHS Asst.	1,000.00
GIRLS LACROSSE			
LaBanca	Sophia	Program Dir./KHS Asst.	2,750.00
LaBanca	Bella	KHS Asst.	750.00
Mortimer	John	KHS Head Coach	0.00
BOYS BASKETBALL			
Debell	Jeff	KHS Head Coach	0.00
Canariato	Nick	Program Dir.	6,500.00
Geng	Ryan	Counselor	1,250.00
Portman	Will	Counselor	1,250.00
Nascimento	Greg	Counselor	1,250.00
GIRLS BASKETBALL			
Trifari	Jeff	KHS Head Coach	2,500.00
Alotta	Olivia	KHS Former player	250.00
TBD			250.00
GIRLS VOLLEYBALL			
Finke	Stephanie	KHS Head Coach	3,200.00
TBA		counselor	400.00
TBA		counselor	400.00
ART CAMP			
Ferrara	Bernadine	Head Art Director	6,200.00
Ferrara	Isabella	Asst. Art Director	750.00
Mendez	Genesis	counselor	500.00
Niosi	Gionna	counselor	400.00

**RESOLUTION 07.24.2026 AUTHORIZING THE PURCHASE OF
GOODS AND SERVICES FROM VARIOUS MORRIS
COUNTY COOPERATIVE PRICING COUNCIL VENDORS
FOR ROAD IMPROVEMENTS TO BROOK VAELLY ROAD PROJECT,
FOR A TOTAL COST OF \$905,698.95**

WHEREAS, the Borough of Kinnelon ("Borough") desires to complete a roadway improvement project for the entire length of Brook Valley Road, a total project length of 1.79 miles long beginning at the intersection with Boonton Avenue and ending at the Montville Township border at Jardine Lane, (the "Project"); and,

WHEREAS, the Borough has received a grant in the amount of \$202,166.00 from the State of New Jersey Department of Transportation's Transportation Trust Fund for the Fiscal Year 2026 to perform improvements within the limits of the Project; and,

WHEREAS, the Borough desires to use the Morris County Cooperative Pricing Council ("MCCPC") in order to award contracts to various vendors to complete the Project; and,

WHEREAS, the Borough desires to purchase materials and services from the various vendors awarded contracts by the MCCPC as follows:

- A. MCCPC Contract #6, Categories A, B & F to Tilcon New York, Inc., located at 9 Entin Road, Parsippany, New Jersey, 07054, for road resurfacing;
- B. MCCPC Contract #6, Category E to Cifelli & Son General Contracting, Inc., located at 81 Franklin Avenue, Nutley, New Jersey 07110, for curb replacements;
- C. MCCPC Contract #14, Category A to Campbell Foundry Company, located at 800 Bergen Street, Harrison, New Jersey 07029 for Catch Basins;
- D. MCCPC Contract #26 to M.L. Ruberton Construction Co., Inc., located at 1512 Mays Landing Road, Folsom, New Jersey 08037;
- E. MCCPC Contract #28, Categories A, E & F to National Highway Products, Inc., located at 301 Riverside Drive, Millville, New Jersey 08332, for traffic sign materials; and,
- F. MCCPC Contract #36, Category A to Denville Line Painting, Inc., located at 2 Green Pond Road, Rockaway, New Jersey 07866, for traffic striping on roadways.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Kinnelon, County of Morris, State of New Jersey, the following:

1. The Borough of Kinnelon hereby authorizes the purchase of the following:

- a) Road resurfacing services from Tilcon New York, Inc., in the amount of \$659,105.00;
 - b) Curb replacement services from Cifelli & Son General Contracting, Inc., in the amount of \$39,000.00;
 - c) Type A & B Catch Basin Frames and Grates from Campbell Foundry Company, in the amount of \$29,610.00;
 - d) Guiderail replacement services from M.L. Ruberton Construction Co. Inc., in the amount of \$155,715.00;
 - e) Traffic sign materials from National Highway Products, Inc., in the amount of \$4,666.95; and,
 - f) Traffic striping on roadway services from Denville Line Painting, Inc., in the amount of \$17,602.00.
2. The Mayor and Borough Clerk are hereby authorized and directed to execute MCCPC Contract Nos. 6, 14, 26, 28, and 36, and said officers, together with all other officers, professionals and employees of the Borough are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
 3. The foregoing awards are subject to the certification of availability of funds by the appropriate officers of the Borough.
 4. This Resolution shall take effect as herein provided.

CERTIFICATION

I, **Karen M. Iuele, R.M.C., Borough Clerk** of the Borough of Kinnelon hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council of the Borough of Kinnelon at a duly convened meeting held on **July 16, 2026**.


Karen M. Iuele, R.M.C. Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido	✓		✓			
Mabey		✓	✓			
Frank			✓			
Lewis			✓			
Reckler					✓	
Harriz					✓	

LICENSE FOR: Raffle License No. KN909KB

Identification No. 238-5-20685

Insert Name _____ (Display this license conspicuously
Of Municipality BOROUGH OF KINNELON During the conduct of the games)
Insert Name of _____
Licensee Pearl R. Miller Home & School Association

Address: 117 Kiel Ave, Kinnelon, New Jersey 07405

(cross out line which) Bingo (not to Exceed 35 games),
1. This license allows the licensee to conduct _____ Raffles of the kind stated,
The winner is to be determined on each of the dates, at the places and during the hours shown below:
Kind of Game Date Place During hours
Calendar Raffle November 2-6, 9-13, 16-20, 23-27 30th Pearl R. Miller
December 1-4, 7-11, 14-18, 21-25, 28-31 117 Kiel Ave Kinnelon New Jersey 07405

2. The value and character of the prizes authorized to be offered and given on each date are:
Calendar Raffle See Ticket

3. This license is valid only if the entire net proceeds are devoted to the following specific purpose:
To provide programs, grants and scholarships for the students and faculty of the schools of Kinnelon, which include Kiel Elementary, Stonybrook Elementary, Pearl R. Miller Middle School, and Kinnelon High School

4. The names and addresses of the members under whom the games will be held, operated and conducted are:

Names	Addresses
<u>Bryan Ottens</u>	<u>63 Tintle Rd Kinnelon NJ</u>
<u>Jaime McLaughlin</u>	<u>59 Tower Hill Road, Kinnelon NJ</u>

Issued by order of MAYOR AND COUNCIL ON July 2, 2026

(SEAL)


(Signature of Clerk)

Games must be played in accordance with the rules of the Control Commission.
See Parts VI, VII and VIII of Rules and Regulations.

July 16, 2026

Roll Call:	Councilman S. Mabey, Yes;	Councilwomen C. Frank, Yes;
	Councilman Chirido, Yes;	Councilman R. Reckler, Absent;
	Councilman E. Harriz, Absent;	Councilman R. Lewis, Yes.

TREASURER REPORT:

The Treasurer's Report for July 2026 indicates we started out with cash on hand as of May 1, 2026, in the amount of \$45,056,068.05.

Receipts for the month of June totaled \$1,487,813.73 with disbursements amounting to \$5,436,633.17.

The new balance on hand on June 30, 2026, was \$11,107,248.61

TAX COLLECTOR'S REPORT:

During the month of June 2026, the Tax Collector's office processed a total of \$410,193.90.

INVESTMENT OFFICER'S REPORT:

A total of \$47,194.97 was collected in interest for the month of June 2026.

PAYMENT OF SCHOOL TAX

A total of \$3,707,896.00 was paid.

Mayor Freda asked for a motion; Councilwomen C. Frank made a motion and second by Councilman R. Lewis.

Roll Call:	Councilman S. Mabey, Yes;	Councilwomen C. Frank, Yes;
	Councilman Chirido, Yes;	Councilman R. Reckler, Absent;
	Councilman E. Harriz, Absent;	Councilman R. Lewis, Yes.

OLD BUSINESS:

Ordinance 11-2026

**MODEL HIGHLANDS PRESERVATION AREA
EXEMPTION ORDINANCE**

This ordinance was introduced and passed on first reading at a regular meeting of the Governing Body held on June 11, 2026.

Mayor Freda read the following notice and ordinance in full and stated that the notice has been published as required by law, a copy was posted on the Municipal Building Bulletin Board, and additional copies were made available to the public.

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MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

A Supplement to the Land Use Ordinances of

BOROUGH OF KINNELON

MORRIS COUNTY, NEW JERSEY

DATE: July 16, 2026

This document is based on a model Highlands Area Exemption Ordinance prepared and provided to Highlands municipalities by the New Jersey Highlands Water Protection and Planning Council.

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

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MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

ARTICLE 1. TITLE, PURPOSE, SCOPE

§ 1.1 TITLE

This Ordinance shall be known and cited as the “Borough of Kinnelon Highlands Preservation Area Exemption Ordinance.”

§ 1.2 PURPOSE

The purpose of this Ordinance is to set forth the procedural and substantive requirements by which the municipality will issue Highlands Act Exemption Determinations. Such determinations pertain only to Highlands Act Exemptions 1, 2, 4, 5, 6, 7, and 8. Highlands Act Exemption Determinations indicate whether proposed activities, improvements or development projects affecting lands located within the Borough Highlands Area are exempt from the Highlands Water Protection and Planning Act (“Highlands Act,” N.J.S.A. 13:20-1 et seq.), and are therefore exempt from the Highlands Water Protection and Planning Council’s (“Highlands Council”) Regional Master Plan, the New Jersey Department of Environmental Protection’s (NJDEP) Highlands Water Protection and Planning Act Rules (“Preservation Area Rules,” N.J.A.C. 7:38-1 et seq.), and from any amendments to the Borough’s master plan, development regulations, or other regulations adopted pursuant to the approval of the Borough’s Petition for Plan Conformance by the Highlands Council.

§ 1.3 SCOPE/APPLICABILITY

The provisions of this Ordinance pertain to activities, improvements and development projects involving lands located within the Borough’s Highlands Preservation Area. The Highlands Preservation Area comprises that portion of the municipality for which the applicable provisions of the Borough Master Plan, land use ordinances and other pertinent regulations have been deemed by the Highlands Council to be in conformance with the Highlands Regional Master Plan (RMP) (see § 3.1.1). The provisions of this Ordinance shall not be construed to alleviate any person or entity from the provisions and requirements of any other applicable ordinances, rules, or regulations of the municipality, or from any other applicable law, regulation, or requirement of any county, state, or federal authority having jurisdiction. Nor shall the provisions of this Ordinance deprive any person or entity from seeking a Highlands exemption determination from the NJDEP.

§ 1.4 STATUTORY AUTHORITY

This Ordinance is adopted under the authority of the Highlands Act and the New Jersey Municipal Land Use Law (“MLUL”, N.J.S.A. 40:55D-1 et seq.). In the Highlands Act, the Legislature identified numerous categories of activities that are exempt from the Act, the RMP, the Preservation Area Rules, and any amendments to a master plan, development regulations, or other regulations adopted by a local government to conform them with the RMP. See N.J.S.A. 13:20-28. The Legislature granted the Highlands Council the authority to administer the plan conformance process and to approve, reject, or approve with conditions municipal plan conformance petitions. See N.J.S.A. 13:20-14, -15. The Legislature, through the MLUL, granted authority to New Jersey municipalities to govern land use and development within their borders and, through the Highlands Act, established requirements for Highlands municipalities to conform their land use and development regulations with the RMP. In a July 19, 2012 Memorandum of Understanding (MOU) between the Highlands Council and the NJDEP, the Council and the NJDEP recognized the circumstances in which it would be appropriate for conforming, Highlands Council-certified municipalities to make determinations regarding specified Highlands Act exemptions.

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

§ 1.5 SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall in no way affect the validity of the ordinance as a whole, or of any other portion thereof.

§ 1.6 EFFECTIVE DATE

This Ordinance shall take effect after final passage and publication in the manner required by law.

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

ARTICLE 2. DEFINITIONS

§ 2.1 WORD USAGE

Terms used in the body of this Ordinance which are defined by the Highlands Act (N.J.S.A. 13:20-3) are intended to have the same definitions as provided in the Highlands Act. Unless expressly stated to the contrary or alternately defined herein, terms which are defined by the MLUL are intended to have the same meaning as set forth in the MLUL. For purposes of this Ordinance, the terms “shall” and “must” are indicative of a mandatory action or requirement while the word “may” is permissive.

§ 2.2 DEFINITIONS

For purposes of this Ordinance the following definitions shall apply:

Agricultural or Horticultural Development – Construction for the purposes of supporting common farmsite activities, including but not limited to, the production, harvesting, storage, grading, packaging, processing, and the wholesale and retail marketing of crops, plants, animals, and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease, and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing. (N.J.S.A. 13:20-3.)

Agricultural or Horticultural Use – The use of land for common farmsite activities, including but not limited to, the production, harvesting, storage, grading, packaging, processing, and the wholesale and retail marketing of crops, plants, animals, and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease, and pest control, disposal of farm waste, irrigation, drainage and water management, and grazing. (N.J.S.A. 13:20-3.)

Agricultural Impervious Cover – Agricultural or horticultural buildings, structures or facilities with or without flooring, residential buildings and paved areas, but not meaning temporary coverings. (N.J.S.A. 13:20-3.)

Applicant – Any entity applying to the Board of Health, Planning Board, Zoning Board of Adjustment, Zoning Officer, Construction Official or other applicable authority of the municipality for permission or approval to engage in an activity that is regulated by the provisions of this Ordinance.

Application for Development – The application form and all accompanying documents required by ordinance for approval of a subdivision plat, site plan, planned development, conditional use, zoning variance, or direction of the issuance of a permit pursuant to section 25 or section 27 of P.L.1975, c.291 (C.40:55D-34 or C.40:55D-36).

Building Permit – Used interchangeably with the term “Construction Permit,” see definition below.

Construction Permit – A permit issued pursuant to the New Jersey Uniform Construction Code, Chapter 23 of Title 5 of the New Jersey Administrative Code (N.J.A.C. 5:23-1 et seq.), providing authorization to begin work subject to the conditions and requirements established under the provisions therein.

Development – The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining excavation or landfill, and any use or change in the use of any building or other structure, or land

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

or extension of use of land, for which permission may be required pursuant to the MLUL. (N.J.S.A. 13:20-3; N.J.S.A. 40:55D-4.)

Disturbance – The placement of impervious surface, the exposure or movement of soil or bedrock, or the clearing, cutting, or removing of vegetation. (N.J.S.A. 13:20-3.)

Disturbance, Ultimate – The total existing or proposed area of disturbance of a lot, parcel, or other legally designated (or otherwise legally recognized) tract or subdivision of land, for the purpose of, and in connection with, any human activity, property improvement, or development, including the surface area of all buildings and structures, all impervious surfaces, and all associated land disturbances such as excavated, filled, and graded areas, and all lawn and landscape areas. Ultimate disturbance shall not include areas of prior land disturbance which at the time of evaluation: a) contain no known man-made structures (whether above or below the surface of the ground) other than such features as old stone rows or farm field fencing; and b) consist of exposed rock outcroppings, or areas which, through exposure to natural processes (such as weathering, erosion, siltation, deposition, fire, flood, growth of trees or other vegetation) are no longer impervious or visually obvious, or ecologically restored areas which will henceforth be preserved as natural areas under conservation restrictions.

Environmental Land Use or Water Permit – A permit, approval, or other authorization issued by the Department of Environmental Protection pursuant to the "Freshwater Wetlands Protection Act," P.L.1987, c.156 (C.13:9B-1 et seq.), the "Water Supply Management Act," P.L.1981, c.262 (C.58:1A-1 et seq.), the "Water Pollution Control Act," P.L.1977, c.74 (C.58:10A-1 et seq.), "The Realty Improvement Sewerage and Facilities Act (1954)," P.L.1954, c.199 (C.58:11-23 et seq.), the "Water Quality Planning Act," P.L.1977, c.75 (C.58:11A-1 et seq.), the "Safe Drinking Water Act," P.L.1977, c.224 (C.58:12A-1 et seq.), or the "Flood Hazard Area Control Act," P.L.1962, c.19 (C.58:16A-50 et seq.). (N.J.S.A. 13:20-3.)

Farm Management Unit – A parcel or parcels of land, whether contiguous or noncontiguous, together with agricultural or horticultural buildings, structures and facilities, producing agricultural or horticultural products, and operated as a single enterprise. (N.J.S.A. 13:20-3.)

Forest Management Plan – A written guidance document describing the forest resources present on a property, the landowner's management goals and objectives, and the recommended practices or activities to be carried out over time on the land. This tool is used to evaluate a forest land's current state and provide a management process which, over time, meets the landowner's objectives, while maintaining health and vigor of the resource. Forest Management Plans are typically written for a ten year period. (RMP, Glossary.)

Farmsite – A Farm Management Unit as defined above.

Highlands Applicability Determination – A determination made by the NJDEP (pursuant to N.J.A.C. 7:38-2.4) indicating whether a project proposed for the Preservation Area is a major Highlands development, whether any such major Highlands development is exempt from the Highlands Act, and whether the project is consistent with the applicable Areawide Water Quality Management Plan

Highlands Area – That portion of the municipality for which the land use planning and regulation are in conformance with, or are intended or proposed to be in conformance with, the Highlands RMP.

Highlands Preservation Area Approval (HPAA) – An approval issued by the NJDEP pursuant to [N.J.A.C. 7:38-6](#) pertinent to a regulated activity in the Highlands Preservation Area, and including an HPAA that contains a waiver pursuant to N.J.S.A. 13:20-33b.

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Immediate Family Member – A spouse, child, parent, sibling, aunt, uncle, niece, nephew, first cousin, grandparent, grandchild, father-in-law, mother-in-law, son-in-law, daughter-in-law, stepparent, stepchild, stepbrother, stepsister, half brother, or half sister, whether the individual is related by blood, marriage, or adoption. (N.J.S.A. 13:20-3.)

Impervious Surface – Any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, including, but not limited to, porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements. (N.J.S.A. 13:20-3.)

Impervious Surfaces, Cumulative – The total area of all existing or proposed impervious surfaces situated or proposed to be situated within the boundary lines of a lot, parcel, or other legally recognized subdivision of land, expressed either as a measure of land area such as acreage, or square feet, or as a percentage of the total lot or parcel area.

Major Highlands Development – Except as otherwise provided pursuant to subsection a. of section 30 of the Highlands Act (“Exemptions”): (1) any non-residential development in the Preservation Area; (2) any residential development in the Preservation Area that requires an environmental land use or water permit [from the NJDEP, *see definition above*], or that results in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more; (3) any activity undertaken or engaged in the Preservation Area that is not a development but results in the ultimate disturbance of one-quarter acre or more of forested area or that results in a cumulative increase in impervious surface by one-quarter acre or more on a lot; or (4) any capital or other project of a state entity or local government unit in the Preservation Area that requires an environmental land use or water permit [from the NJDEP, *see definition above*], or that results in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more. Major Highlands Development shall not include any agricultural or horticultural development or agricultural or horticultural use. Solar panels shall not be included in any calculation of impervious surface. (As defined by the Highlands Act, N.J.S.A. 13:20-1 et seq., as amended.)

Master Plan – For purposes of this Ordinance, all references to the “Borough’s Master Plan,” “master plan,” or “Master Plan,” refer to the municipal master plan, as defined in the MLUL (N.J.S.A. 40:55D-5), as adopted by the Borough’s Planning Board.

Master Plan, Highlands Regional (RMP) – For purposes of this Ordinance, all references to the Highlands Regional Master Plan (RMP), shall be by use of the words “Highlands Regional Master Plan,” “Highlands RMP,” “Regional Master Plan,” or “RMP.”

Municipal Land Use Law (MLUL) – The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

NJDEP – New Jersey Department of Environmental Protection

NJDEP Preservation Area Rules – The regulations established by the NJDEP to implement requirements of the Highlands Act, titled “Highlands Water Protection and Planning Act Rules,” and codified at N.J.A.C. 7:38-1 et seq.

Preservation Area – Lands within the Highlands Region that are located in that portion designated by the Highlands Act as the “Preservation Area” (see metes and bounds description at N.J.S.A. 13:20-7b).

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Solar Panel – An elevated panel or plate, or a canopy or array thereof, that captures and converts solar radiation to produce power, and includes flat plate, focusing solar collectors, or photovoltaic solar cells and excludes the base or foundation of the panel, plate, canopy, or array. (N.J.S.A. 13:20-3.)

Structure – A combination of materials to form a construction for occupancy, use or ornamentation whether installed on, above, or below the surface of a parcel of land.

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ARTICLE 3. GEOGRAPHIC AREA OF APPLICABILITY

§ 3.1 HIGHLANDS PLANNING AREA AND PRESERVATION AREA

The Highlands Act establishes the Preservation Area and Planning Area of the Highlands Region. It describes the varied attributes of each and sets forth the major land use planning goals that pertain to the lands located within each. The Act defines the geographic extent of the Highlands Region to include the aggregated land area making up its constituent municipalities (N.J.S.A. 13:20-7a). It provides a physical delineation of the Preservation Area by use of a specific metes and bounds description (N.J.S.A. 13:20-7b), designating all remaining lands within the Highlands Region as the Planning Area.

§ 3.1.1 Highlands Area

The Borough's Master Plan incorporates the Highlands Preservation Area, inclusive of the goals applicable to it, as an integral component of the planning and land use policies of the municipality. For purposes of this Ordinance, this Area is designated as the Borough's Highlands Area. A map of the Borough Highlands Preservation Area appears in Exhibit 1.

§ 3.1.2 Applicability Specified

This Ordinance applies specifically and solely to lands designated as the Borough's Highland Preservation Area, as delineated in Exhibit 1.

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ARTICLE 4. HIGHLANDS ACT EXEMPTION DETERMINATIONS

§ 4.1 HIGHLANDS ACT EXEMPTIONS

Section 30 of the Highlands Act identifies as exempt, specific activities, improvements and development projects affecting lands within the Highlands Region. Such activities, improvements and projects may be proposed as a component of any type of land use application submitted to the municipality for approval, including but not limited to zoning permit applications, building permit applications, and Applications for Development (as defined at § 2.2). Any such qualifying activity, improvement or development project is exempt, with regard specifically to that activity, improvement or development project, from the requirements of the Highlands Act, the Highlands RMP, the NJDEP Preservation Area Rules, and any amendments to the Borough's master plan, development regulations, or other regulations adopted pursuant to the approval of Borough's Petition for Plan Conformance by the Highlands Council. Such an exemption specifically applies to any Highlands Area land use ordinance adopted by the Borough pursuant to the Highlands Council's approval of Borough's Petition for Plan Conformance.

Where any application submitted to the municipality for approval proposes to rely upon a Highlands Act Exemption, the applicant must, as a condition of application completeness, and prior to review or approval of the application by the applicable municipal authority, provide sufficient evidence that the proposed activity, improvement, or development project in fact qualifies as a Highlands Act Exemption. Such evidence shall consist of either a State Agency Exemption Determination or a Municipal Exemption Determination (see § 4.1.1 or § 4.1.2 below) indicating that the proposed activity, improvement, or development project qualifies for a Highlands Act Exemption.

§ 4.1.1 State Agency Exemption Determination

State Agency Exemption Determinations shall consist of a Highlands Applicability Determination issued by the NJDEP. State Agency Determinations may be requested with regard to any Highlands Act Exemption, however for applications involving any exemption not identified at § 4.2 below, a State Agency Exemption Determination is required. Any applicant seeking a formal exemption determination for a capital or other project of any State entity or local government unit, or for any other publicly-owned or controlled land or facility, also must request a State Agency Exemption Determination.

§ 4.1.2 Municipal Exemption Determination

For an application involving any of the specific exemptions listed in Section 4.2 below, the applicant may request a Municipal Exemption Determination. The applicant may rely upon the findings of a Municipal Exemption Determination to the same extent as would apply to an exemption determination issued by the NJDEP.

§ 4.2 HIGHLANDS ACT EXEMPTIONS ELIGIBLE FOR MUNICIPAL DETERMINATION

Effective as of the date on which the municipality receives written authorization from the Highlands Council to proceed, an applicant may seek a Municipal Exemption Determination for the Highlands Act Exemptions listed hereunder. *[This listing will be finalized in consultation with the municipality. The Highlands Council encourages municipalities to incorporate all exemptions authorized for municipal determination, as listed below. While municipalities may consider shortening this list, the Council encourages municipalities to assume responsibility for exemption determinations to the maximum extent feasible, to provide ease and efficiency in processing of municipal applications and to reduce costs to applicants. Training will be provided for municipal officials prior to adoption and effectuation of these provisions and on-going assistance will be available to all officials designated with review authority.]*

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

1. *Exemption 1.* The construction of a single family dwelling, for an individual's own use or the use of an immediate family member, on a lot owned by the individual on the date of enactment of the Highlands Act (August 10, 2004) or on a lot for which the individual entered into a binding contract of sale to purchase on or before May 17, 2004.
2. *Exemption 2.* The construction of a single family dwelling on a lot in existence on the date of enactment of the Highlands Act (August 10, 2004), provided that the construction does not result in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more.
 - a) A Municipal Exemption Determination indicating that an applicant qualifies under Highlands Act Exemption 2 shall require approval and filing of a Deed Notice along with a site plan delineating the total exempt area and the extent of the disturbance recognized in the Municipal Exemption Determination (see 4.4 below). Municipal Exemption Determinations in such instances shall not take effect until the applicant has provided proof of filing of the approved Deed Notice.
3. *Exemption 4.* The reconstruction of any building or structure for any reason within 125% of the footprint of the lawfully existing impervious surfaces on the site, provided that the reconstruction does not increase the lawfully existing impervious surface by one-quarter acre or more. This exemption shall not apply to the reconstruction of any agricultural or horticultural building or structure for a non-agricultural or non-horticultural use.
 - a) For purposes of this Ordinance, this exemption shall not be construed to permit multiple 125% footprint expansions, but rather, to permit one or more reconstruction activities cumulatively resulting in a maximum 125% increase in the footprint of the impervious surfaces lawfully existing on the site, provided they do not cumulatively exceed the one-quarter acre limitation. Any determination of whether the expansion of impervious cover meets the statutory criteria for the exemption must account for the preexisting impervious cover, and such expansion must be contiguous to the location of the existing impervious cover. See In re August 16, 2007 Determination of NJDEP ex rel. Christ Church, 414 N.J. Super. 592 (App. Div. 2010), certif. denied, 205 N.J. 16 (2010).
 - b) The applicable date of lawful existence shall be August 10, 2004, the date of enactment of the Highlands Act.
4. *Exemption 5.* Any improvement to a single family dwelling in existence on the date of enactment of the Highlands Act (August 10, 2004), including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool or septic system.
5. *Exemption 6.* Any improvement, for non-residential purposes, to a place of worship owned by a nonprofit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence on the date of enactment of the Highlands Act (August 10, 2004), including but not limited to new structures, an addition to an existing building or structure, a site improvement, or a sanitary facility.
6. *Exemption 7.* An activity conducted in accordance with an approved woodland management plan pursuant to section 3 of the "Farmland Assessment Act," P.L.1964, c.48 (C.54:4-23.3) or a forest stewardship plan approved pursuant to section 3 of P.L.2009, c. 256 (the "State Park and Forestry Resources Act," C.13:1L-31), or the normal harvesting of forest products in accordance with a forest management plan or forest stewardship plan approved by the State Forester.

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7. *Exemption 8.* The construction or extension of trails with non-impervious surfaces on publicly owned lands or on privately owned lands where a conservation or recreational use easement has been established.

§ 4.3 EXEMPTION DESIGNEE(S)

Municipal Exemption Determinations regarding Highlands Act Exemptions shall be issued by the Borough Engineer or Borough Planner. The Exemption Designee(s) shall be authorized to issue Municipal Exemption Determinations on behalf of the municipality, and shall only begin to do so, after satisfactory completion of a Highlands Council training class for which the individual(s) has/have received formal certification from the Highlands Council.

§ 4.3.1 Updates to Training Certification

In the event of programmatic changes, updated information, or modifications to procedures, updated training certification may be required of Exemption Designees in order to maintain qualifications for providing Municipal Exemption Determinations. The Highlands Council will provide training modules on an as-needed basis, to provide base training to new employees, and/or to further the expertise of already-certified individuals. Exemption Designees and the municipalities they serve will be advised of any need for upgraded training, which will be provided and funded by the Highlands Council.

§ 4.3.2 Interim Determinations

For the duration of any period during which the municipality is without a qualified Exemption Designee(s) due to changes in personnel or other extenuating circumstances, applicants seeking Highlands Act Exemption Determinations shall be referred to the NJDEP for a State Agency Determination pursuant to § 4.1.1, above.

§ 4.4 APPLICATION PROCEDURES

§ 4.4.1 Municipal Exemption Applications

Requests for Municipal Exemption Determination shall be submitted on forms provided by the Engineering Department — *note, model forms will be provided by the Highlands Council for this purpose, which the municipality may modify as necessary to incorporate municipal headings, contact information, application fee requirements, and submission details* and shall be accompanied by sufficient information and documentary evidence to demonstrate whether the proposed activity, improvement or development project qualifies for the applicable exemption. Required submission materials applicable to each exemption, appear at § 4.8, below.

§ 4.4.2 Completeness Determination

The Exemption Designee shall review the application and all accompanying materials to determine whether sufficient information has been submitted to make a determination on the application. In the event of a finding that the application is incomplete, the Exemption Designee shall, within 45 calendar days of receipt [*municipality to insert timing as appropriate*], issue such findings in writing to the applicant, indicating what information is required to properly consider the application.

§ 4.4.3 Time for Determination

The Exemption Designee shall issue Municipal Exemption Determinations within 45 calendar days of receipt of a complete application. The Exemption Designee may consult with the NJDEP or the Executive Director (or applicable designee) of the Highlands Council as needed in making any exemption determination, however. In such circumstance, the Exemption Designee shall seek such assistance within the 45 day-period and shall issue the determination within at least ten (10) calendar days of receiving the requested guidance. In no case shall failure to meet this date constitute approval of the exemption.

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§ 4.4.4 Determinations

All Municipal Exemption Determinations shall be provided in writing, shall certify to the applicability or inapplicability of the exemption, and shall include a statement of the rationale for the decision. Any Municipal Exemption Determination certifying to the applicability of Highlands Act Exemptions #2 shall be contingent upon submission of proof of filing of the required Deed Notice, as set forth at § 4.4.5, below.

§ 4.4.5 Notice of Determination Required

The Exemption Designee shall provide copies of all Municipal Exemption Determinations including a copy of the full application, to the Highlands Council and to the NJDEP within ten (10) business days of issuance.

§ 4.4.6 Deed Notice for Exemption #2

Any Municipal Exemption Determination that certifies to the applicability of Highlands Act Exemption #2 (§ 4.2 above), shall be issued conditionally, pending fulfillment of the requirement that a deed notice be recorded in the office of the County Clerk or Register, as applicable, indicating the extent of the exemption that has been consumed. The deed notice shall incorporate each of the components listed below and the applicant shall provide a copy of the filed Deed Notice to the Highlands Council within five (5) business days of filing.

- A. Clear identification of the name(s) and address(es) of the owner(s) in fee of the property;
- B. Designated tax block and lot number(s), street address(es), municipality and county of location of the property;
- C. Reference to the Municipal Exemption Determination (by date, numbering if applicable) issued and under which the deed notice is being filed;
- D. Description of the approved area of ultimate disturbance and the impervious surface area, with verification that these remain below the statutory limits;
- E. For properties of one acre or more in area, metes and bounds delineation indicating the portion of the property for which the ultimate disturbance has been authorized;
- F. Agreement to abide by the ultimate disturbance and impervious surface limits imposed, any furtherance thereof rendering the Municipal Exemption Determination null and void; and
- G. Notice that the owner(s) and subsequent owner(s) and lessees shall cause all leases, grants, and other written transfers of interest in the property to contain provisions expressly requiring all holders thereof to take the property subject to the limitations therein set forth.

§ 4.5 APPEAL OF MUNICIPAL EXEMPTION DETERMINATION

A Municipal Exemption Determination may be appealed by any affected person/entity by filing a notice of appeal within twenty (20) calendar days of issuance or receipt of said determination, whichever is later, specifying the grounds therefor. Appeals must be filed with the NJDEP. All appeals shall be copied to the Exemption Designee, who shall immediately transmit to the NJDEP copies of the notice of appeal, the Municipal Exemption Determination Application, and all supplemental materials constituting the record that the Exemption Designee relied upon in issuing the Municipal Exemption Determination. Where the Municipal Exemption Determination deems an activity, improvement or development project exempt, the filing of an appeal to the NJDEP shall stay all proceedings in furtherance of its approval by the municipality.

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§ 4.6 EFFECT OF CERTIFIED EXEMPTION

Issuance of a Municipal Exemption Determination that certifies to the applicability of a Highlands Act exemption shall recognize the applicant's exemption from the provisions of the RMP, NJDEP Preservation Area Rules, and any municipal ordinances and requirements adopted under the authority of the Highlands Act to achieve Highlands Plan Conformance. The exemption is restricted solely to the extent of the specified activity, improvement, or development project as described in the language of the Highlands Act exemption, or to any lesser activity, improvement, or development project as proposed and certified through a Municipal Exemption Determination Application. Any activity, improvement, or development project, or any part thereof, that is not specifically listed as an exemption or exceeds the limits of an exemption, remains subject to all of the above regulatory programs to the full extent of the respective applicability of each. Issuance of a Highlands Exemption Determination shall not relieve the applicant from securing all other required federal, state, or local approvals.

§ 4.7 APPLICATION FEES (OMITTED)

§ 4.8 SUBMISSION REQUIREMENTS

All applications shall be accompanied by the Municipal Exemption Determination Application Form, the applicable fees, and the information listed below, as applicable to the particular exemption or exemption(s) being sought by the applicant. All references to professional preparers indicated herein shall be construed to include any and all qualified individuals licensed, certified, or otherwise eligible and authorized to complete such work, in accordance with the applicable laws and legal requirements of the State of New Jersey including but not limited to the MLUL (N.J.S.A. 40:55D-1 et seq.) and Title 13 of the New Jersey Administrative Code, Law and Public Safety. Where the Exemption Designee finds that any submission item is not necessary to address the evidentiary requirements that must be satisfied for issuance of an Exemption Determination, either because alternate items have been provided by the applicant, or the relevant information is readily available through records, maps, or any other documents on file in the offices of the municipality, the Exemption Designee may waive the applicant's obligation to submit such information.

A. *Exemption 1.*

1. A copy of a deed, closing or settlement statement, title policy, tax record, mortgage statement or any other official document showing that the lot was legally owned by the applicant on or before August 10, 2004 and indicating the lot and block as designated by the municipal tax mapping, the municipality and county in which the lot is located, and the street address;
2. If the applicant did not own the lot, a copy of the binding contract of sale executed by the seller and the applicant on or before May 17, 2004 for the lot on which the house is to be constructed; and
3. A certification by the applicant stating that the single family dwelling proposed for construction on the lot specified and described therein by tax lot and block, municipality and county of location, and street address, is intended for the applicant's own use or the use of an immediate family member as identified therein by name and relationship to the applicant.

B. *Exemption 2.*

1. A copy of the recorded deed or plat showing that the lot was created on or before August 10, 2004 or proof of subdivision approval on or before August 10, 2004;

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2. A property survey certified by a licensed New Jersey Professional Land Surveyor indicating the property boundary lines and overall lot size, and showing what structures currently exist on the lot, if any;
3. A parcel plan prepared by a licensed New Jersey Professional Engineer showing all existing and proposed development, including all structures, grading, clearing, impervious surface and disturbance, and including the calculations supporting the claim that impervious surfaces and areas of disturbance are within the limits necessary for Exemption 2; and
4. A metes and bounds description of the area of the lot to be disturbed, limited to less than one acre and a draft conservation restriction or deed notice (pursuant to § 4.4.6, above) to cover the balance of the lot.

C. *Exemption 4.*

1. A parcel plan certified by a licensed New Jersey Professional Engineer depicting:
 - a) All existing property improvements, including all structures, grading, clearing, impervious surfaces and limits of disturbance, lawfully existing on the site as of August 10, 2004; and
 - b) All proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading; and
2. A copy of any official documentation of the original date of construction of the building or otherwise establishing the lawfulness of existing impervious surfaces.

D. *Exemption 5.*

1. A copy of any official documentation proving the single family dwelling was in existence on August 10, 2004;
2. A description of the proposed improvement; and
3. A certification from the applicant that the property and all improvements will continue to be used for single family dwelling purposes.

E. *Exemption 6.*

1. A copy of any official documentation indicating that the place of worship, public or private school or hospital was in existence on August 10, 2004;
2. For improvements to a place of worship, documentation showing that the entity, society or association, or association organized primarily for religious purposes has non-profit status;
3. A site plan certified by a licensed New Jersey Professional Engineer depicting:
 - a) All existing property improvements including all structures, grading, clearing, impervious surfaces and limits of disturbance, existing on the site on August 10, 2004; and
 - b) All proposed development including all structures, impervious surfaces, clearing limits, and limits of disturbance, including grading.

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F. *Exemption 7.*

1. For a private landowner with an approved woodland management plan or forest stewardship plan:
 - a) A copy of the applicant's tax bill showing that the site has farmland assessment tax status under the New Jersey Farmland Assessment Act, N.J.S.A. 54:4-23.1 et seq., if applicable;
 - b) A brief description of the total area of woodlands that is the subject of the approved woodland management plan or forest stewardship plan;
 - c) A brief description of the length of time that the area to be managed has been in use for woodland management or forest stewardship plan; and
 - d) A copy of the approved woodland management plan or forest stewardship plan.
2. For the normal harvesting of forest products in accordance with a forest management plan or forest stewardship plan approved by the State Forester:
 - a) A brief description of the total area where the normal harvesting of forest products occurs;
 - b) A brief description of the length of time that the area to be managed has been in use for normal harvesting of forest products; and
 - c) A copy of a forest management plan or forest stewardship plan approved by the State Forester.

G. *Exemption 8.*

1. A site plan certified by a licensed New Jersey Professional Engineer showing the proposed trail construction with details including the location, and width of existing and proposed trails and those off-site trails to which they connect, if any;
2. A written description of the non-impervious materials to be used; and
3. For privately owned property, a copy of a deed for the property and the conservation or recreational use easement on the property.

Dated: July 16, 2026

_____*Karen M. Iuele*_____

Karen M. Iuele, RMC

Kinnelon Borough Clerk

MODEL HIGHLANDS PRESERVATION AREA EXEMPTION ORDINANCE

CERTIFICATION

I, Karen M. Iuele, Borough Clerk of the Borough of Kinnelon, County of Morris, State of New Jersey, do hereby certify the foregoing to be a true copy of an Ordinance introduced, read by title and passed on the first reading at the regular meeting of the Borough held on June 18, 2026 and adopted by the Governing Body at a regular meeting of the Borough held on July 16, 2026.

Karen M. Iuele

Karen M. Iuele, RMC, Borough Clerk

Adopted 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Mabey		x	x			
Chirido	x		x			
Frank			x			
Lewis			x			
Reckler			x		x	
Harriz			x		x	



Exhibit 1 Kinnelon Borough Highlands Area Map

- Highlands Planning Area
- Highlands Preservation Area
- Kinnelon Borough



Created: 4/13/2026



**BOROUGH OF KINNELON
ORDINANCE NO. 12-2026**

**AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF
KINNELON, CHAPTER 199, WATER, TO ESTABLISH A FEE FOR
THE MANUAL READING OF WATER METERS**

WHEREAS, the Borough of Kinnelon Water Utility has established a program of replacing manual read water meters with radio read meters, which greatly reduces staff time in recording water usage; and

WHEREAS, some property owners do not want to have radio read meters installed, which increases the workload for staff.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1. That Section 199-25 Water rates, Fee and charges, Section B be amended to add the following:

(10) Manual Reading of Water Meter per quarter - \$50

Section 2. Repealer.

All ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed as to said inconsistencies and conflicts.

Section 3. Severability

If any section, part of any section, or clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this ordinance. The governing body of the Borough of Kinnelon declares that it would have passed the ordinance and each section thereof, irrespective of the fact that any one or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

Section 4. Effective Date.

This ordinance shall take immediate effect upon passage and publication according to law.

Introduced 07/16/2026 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Chirido		x	X			
Mabey	x		X			
Frank			X			
Lewis			X			
Reckler					X	
Harriz					x	

APPROVED:

JAMES FREDA, MAYOR

Attest:

KAREN IUELE, Borough Clerk

July 16, 2026

There was no other desire to discuss this ordinance, Mayor J. Freda asked the Borough Clerk to call the roll on the passage thereof, and the vote was as followed.

Roll Call:	Councilman S. Mabey, Yes;	Councilwomen C. Frank, Yes;
	Councilman Chirido, Yes;	Councilman R. Reckler, Absent;
	Councilman E. Harriz, Absent;	Councilman R. Lewis, Yes.

WHEREAS, the above ordinance was introduced at this meeting held on July 16, 2026, and read by title, and passed on first reading:

NOW, THEREFORE, BE IT RESOLVED, that at the regular meeting to be held on August 20, 2026, at 7:00 pm, prevailing time, at the Kinnelon Municipal Building, this Council further consider for second reading and final passage the said ordinance.

BE IT FURTHER RESOLVED that the Borough Clerk of this Borough be and she is hereby directed to publish the proper notice thereof.

Councilman S. Mabey offered a motion to publish the foregoing resolution. This was second by Councilman A. Chirido.

Roll Call:	Councilman S. Mabey, Yes;	Councilwomen C. Frank, Yes;
	Councilman Chirido, Yes;	Councilman R. Reckler, Absent;
	Councilman E. Harriz, Absent;	Councilman R. Lewis, Yes.

APPOINTMENTS: Municipal Housing Liaison – Eric Colvin
Kinnelon QPA, JIF Rep & HIF Rep – Eric Colvin
Board of Library Trustees – Vince Russo

Kinnelon Volunteer Fire Firefighters:
Paul Lutostanski Masha Levi
Robert Manetta Connor O’Leary
Patrick Lutostanski Steven Grune
Fredric Schlette Grant Langlois

Junior Firefighter:
Aidan Stearn

ADJOURNMENT:

This meeting adjourned at approximately 7:45p.m. on motion by Councilman S. Mabey with the unanimous affirmative voice vote of all present.

Respectfully submitted,

Karen M. Iuele, RMC
Borough Clerk

Mayor James Freda

July 16, 2026