

A Reorganization Meeting of the Board of Commissioners of the Borough of Deal, New Jersey was held on January 6, 2025 at 09:00 A.M. This meeting was conducted in the Court Room at Borough Hall.

Flag salute led by Mayor Cohen.

OPEN PUBLIC MEETING STATEMENT: *Read by temp. Sandra Martin*- Pursuant to the provisions of New Jersey Open Public Meetings Act, adequate notice of this meeting was properly provided by transmitting the Notice of the meeting for publication in the Asbury Park Press and the Coaster. Notice of this meeting of the Board of Commissioners has been posted in the corridor of the Municipal Building and in the Office of the Municipal Clerk.

Present: Cohen, Simhon & Kassin
Also Present: Acting Clerk/Administrator, Chief Ronen Neuman
Borough Attorney, Ian Goldman

ORDINANCE

- a. First Reading & Introduction: REVISING CH. 30: DEVELOPMENT REGULATIONS, ARTICLE XI: FEES, GUARANTEES & INSPECTIONS**

ORDINANCE 2025-1

ORDINANCE OF THE BOROUGH OF DEAL, COUNTY OF MONMOUTH, STATE OF NEW JERSEY REVISING CHAPTER 30: DEVELOPMENT REGULATIONS, ARTICLE XI: FEES, GUARANTIES AND INSPECTIONS

Chapter 30, Development Regulations Article XI, Fees, Guaranties and Inspections

30-94.1 Subdivision. (1972 Code 18-9a)

- a. Informal Plat: \$1,000 per lot for the first three lots, plus \$100 per lot for each lot in excess of three.
- b. Preliminary Plat: \$3,000.
- c. Final Plat: \$1,500.
- d. Performance guarantees, inspection fees, and maintenance guarantees shall be in addition to these filing fees and shall be as outlined in 30-95, Guarantees and Inspections. Inspection fees shall be paid prior to beginning construction.

30-94.2 Site Plans

- a. Informal Plat: One half the preliminary site plan fee.
- b. Preliminary Site Plan
 1. Residential:\$3,000.
 2. Commercial/Industrial: Preliminary site plan fee for any application is \$100.
(Ord. No. 1086-2014)
- c. Final Site Plan: \$1,500.
- d. Performance guarantees, inspection fees, and maintenance guarantees shall be in addition to these filing fees and shall be as outlined in 30-95, Guarantees and Inspections. Inspection fees shall be paid prior to beginning construction.

30-94.3 Variance and Other Appeals

- a. Hear and Decide Appeals: \$1,500.
- b. Conditional Uses: \$2,500.

- c. Interpretation of the Zoning Map: \$500.
- d. Hardship Variance: \$1,500.
- e. Use Variance:
 - 1. Residential: \$1,500.
 - 2. Other Uses: \$1,500.
 - 3. Minimum: \$1,500.
- f. Building Permit for Lot Not Related to a Street:\$75
- g. Extension Request of Previous Approval: \$500.

30-94.4 Appeal to the Board of Commissioners
(1972 Code 18-9e)

Any appeal to the Board of Commissioners shall be accompanied by a fee of \$1,000, together with four copies of the transcript(s) of the hearing(s) before the Planning Board and/or Board of Adjustment.

30-94.5 Amendment of Final Plat Plan

Any applicant seeking to amend a final plat or plan shall pay a fee of \$750. If the approving authority determines that the proposed amendment will result in a substantial change of the final plat or plan, the application shall be treated as a new application and processed accordingly, subject to the payment of the full fee pursuant to subsections 30-94.1 through 30-94.3 above.

30-94.6 Appearance Fee for Approving Authority's Court Reporter (Stenographer)** The fee for the court reporter (stenographer)

Appearance Fee for Approving Authority's Court Reporter (Stenographer)** (1972
Codes - 18-9f; Ord. No. 1086-2014; Ord. 1144-2017 - 2)

In addition to the fees set forth above, each applicant shall pay a fee of \$300 for the appearance of the approving authority's court reporter at the applicant's hearing.

30-94.7 Application Fee to Appear Before Planning Board

Each applicant wishing to appear before the Planning Board shall remit a non-refundable application fee of \$1,000.

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Board of Commissioners on first reading at a regular meeting of the Board of Commissioners of the Borough of Deal held on the 6th day of January, 2025 and will be considered for second reading and final passage at a regular meeting of the Board of Commissioners to held on the 7th day of February, 2025 at 9:00 a.m. in the Court Room of Borough Hall, 190 Norwood Avenue, Deal, New Jersey at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

INTRODUCTION OF ORDINANCE 2025-01:

Moved by : Mayor Cohen
Seconded by: Commissioner Simhon
Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes
Carries: Yes

RESOLUTIONS (25-01) – (25-26): *Chief Neuman read by title for the record to be voted on as a consent agenda.*

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-01
AUTHORIZING A TEMPORARY BUDGET 2025**

Commissioner Kassin offers the following Resolution:

WHEREAS, the Local Budget Law, (N.J.S.A. 40:1-19) requires every municipality to make temporary appropriations sufficient to cover commitments made during the period January 1st to the date of adoption of the budget; and

WHEREAS, the total of this temporary budget shall not exceed 26 ¼% of the total appropriations made for all purposes in the budget for the preceding year excluding appropriations made for interest and debt reduction charges, capital improvement fund and public assistance; and

WHEREAS, 26 ¼% of the total appropriations in the Current 2024 budget less the exclusions mentioned in the preceding paragraph in the sum of \$3,211,404.84

WHEREAS, 26 ¼% of the total appropriations in the Sewer 2024 budget less the exclusions mentioned in the preceding paragraph in the sum of \$311,062.50

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that the following temporary appropriations be made and a certified copy of the Resolution be transmitted to the Chief Financial Officer for his records.

2025 Current Temporary Municipal Budget

Administrative & Executive	
20-100-1 Salaries	100,000.00
20-100-2 Other Expense	53,077.50
Human Resources	
20-105-2 Other Expense	1,400.00
Director Public Affairs & Safety	
20-110-1 Salaries 1	1,000.00
20-110-2 Other Expense	367.50
Director Revenue & Finance	
20-111-1 Salaries	1,000.00
20-111-2 Other Expense	500.00
Director Public Works & Public Property	
20-112-1 Salaries	1,000.00
20-112-2 Other Expense	500.00
Municipal Clerk	
20-120-2 Other Expense	20,000.00
Elections	
20-121-2 Other Expense	4,000.00
Financial Administration	
20-130-1 Salaries	1,000.00
20-130-2 Other Expense	7,500.00
Audit Service	
20-135-2 Other Expense	45,000.00

Collection of Taxes	
20-145-1 Salaries	16,480.00
20-145-2 Other Expense	3,438.77
Assessment of Taxes	
20-150-1 Salaries	17,000.00
20-150-2 Other Expense	40,367.50
Legal Services & Costs	
20-155-2 Other Expenses	60,000.00
Engineering	
20-165-2 Other Expense	20,000.00
Municipal Land Use - Planning Board	
21-180-1 Salaries	17,000.00
21-180-2 170-200 Other Expense	10,158.13
Municipal Land Use – Zoning Board	
21-185-1 Salaries	15,750.00
21-185-2 Other Expense	1,200.00
Construction Code Regulation	
22-195-1 Salaries	70,000.00
22-195-2 Other Expense	10,237.50
Plumbing Sub Code Official	
22-196-1 Salaries	8,000.00
22-196-2 Other Expense	52.50
Fire Sub Code Official	
22-197-1 Salaries	6,180.00
22-197-2 Other Expense	105.00
Electrical Sub Code Official	
22-198-1 Salaries	7,725.00
22-198-2 Other Expense	52.50
Insurance	
23-210-2 General Liability	90,000.00
23-215-2 Workers Comp.	83,089.00
23-220-2 Group Ins. Employees	300,000.00
23-220-2 Group Ins. Retirees	100,000.00
Police	
25-240-1 Salaries	680,000.00
25-240-2 Other Expense	67,147.50
Office of Emergency Management	
25-252-2 Other Expenses	656.25
First Aid	
25-260-2 Other Expense	26,312.50
Fire	
25-265-1 Salaries	92,400.00
25-265-2 Other Expense	45,281.25
Prosecutor	
25-275-1 Salaries	12,360.00
25-275-2 130-200 Other Expenses	78.75
Streets and Roads Maintenance & Repair	
26-290-1 Salaries	120,000.00

26-290-2 Other Expense	42,708.75
Traffic Signals	
26-300-2 Other Expense	1,968.75
Sanitation	
26-305-1 Salaries	71,950.00
26-305-2 Other Expense	13,125.00
Public Grounds & Buildings	
26-310-200 Other Expense	20,000.00
Vehicle Maintenance	
26-315-2 Other Expense	25,000.00
Deal Lake Weed Control	
26-320-2 Other Expense	1,750.00
Board of Health	
27-330-2 Other Expense	10,000.00
Dog/Animal Regulation	
27-340-2 Other Expense	2,100.00
Aid to Health Care Facilities	
27-360-2 Other Expenses	500.00
Recreation	
28-370-2 Other Expense	1,400.00
Parks and Playgrounds	
28-375-2 Other Expense	30,000.00
Deal Casino	
28-380-1 Salaries	82,250.00
28-380-2 Other Expense	54,810.00
Conover Pavilion	
28-381-1 Salaries	0.00
28-381-2 Other Expense	9,850.00
Accumulated Leave Compensation	
30-415-2 Other Expense	262.50
Utilities & Bulk Purchases	
31-430-2 Electricity	20,000.00
31-435-2 Street Lighting	20,000.00
31-440-2 Telephone	3,000.00
31-445-2 Water	8,000.00
31-446-2 Gas	10,000.00
31-455-2 Sewerage	15,000.00
31-460-2 Gasoline & Motor Fuel	35,000.00
32-465-2 Solid Waste Land Fill	75,000.00
Contingent	
35-470-2 Other Expense	1,000.00
Statutory Expenditures	
36-472-2 Social Security	70,000.00
36-476-2 SDI Contribution	6,825.00
36-475-2 Police & Fire Retire	0.00
36-471-2 Public Employees Retire	42,430.44
Interlocal Municipal Service Agreements	
42-250-2 Police Mandates 911 SVC.	2,625.00

42-250-2 Reverse 911	262.25
42-250-2 Ocean Twp. Tactical Team	420.00
Shared Service Agreements	
42-106-2 Police Services-Interlaken	220,000.00
45-106-2 Police Service-Loch Arbour	50,000.00
42-108-2 Court Services-Loch Arbour	2,750.00
45-251-2 Public Works-Loch Arbour	37,500.00
45-251-2 Beach Cleaning-Loch Arbour	4,000.00
Municipal Court	
43-490-1 Salaries	45,000.00
43-490-2 Other Expense	15,000.00
Public Defender	
43-495-2 Other Expenses	2,500.00
GRAND TOTAL	3,211,404.84
Capital Improvement Fund	
44-901-02 Capital Improvement Fund	2,000,000.00

2025 Temporary Sewer Budget

Operating	
55-501-1 Salaries & Wages	85,000.00
55-502-2 Other Expense	211,062.50
Statutory Expenditures	
55-530-2 Pub. Employ. Retirement	
55-541-2 Social Security	15,000.00
GRAND TOTAL	311,062.50

**BOROUGH OF DEAL
COUNTY OF MONMOUTH**

**RESOLUTION 25-02
REAPPOINTING ERICK AGUIAR TO THE POSITION OF TAX ASSESSOR**

Motion to TABLE Resolution 25-02:

Moved by : Commissioner Simhon
 Seconded by: Commissionert Kassin
 Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes
 Carries: Yes

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-03

CONFIRMING THE APPOINTMENT OF MEMBERS FOR THE DEAL PLANNING BOARD

Commissioner Simhon offers the following Resolution

WHEREAS, The Board of Commissioners has been informed that there is vacancies for Members of the Deal Planning Board; and,

WHEREAS, the Board of Commissioners wish to fill the vacancies:

THEREFORE, BE IT RESOLVED, that the following appointments be made for terms indicated:

CLASS I (4 Year Term)

Mayor Sam Cohen is hereby reappointed as Class I member to the Deal Planning Board expiring in May, 2028; and

CLASS II (4 Year Term)

Kathaleen Jannarone is hereby appointed as Class II member to the Deal Planning Board expiring on December 31, 2026; and

CLASS III (4 Year Term)

Commissioner David Simhon is hereby appointed as Class III member to the Deal Planning Board expiring in May, 2028; and

CLASS IV (4 Year Term)

Richard Cummings is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Mandy Cohen is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Max Zeevi is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Abraham Dweck is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Ruby Antebi is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Joseph Cohen is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

Nicole Cohen is hereby reappointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

ALTERNATE I (2 Year Term)

Peggy Nitka be and is hereby appointed as Class IV member to the Deal Planning Board expiring on December 31, 2028; and

ALTERNATE III (2 Year Term)

David Setton be and is hereby appointed as Alternate III member to the Deal Planning Board to fill the unexpired term of Peggy Nitka expiring on June 6, 2026; and

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-04

ESTABLISHING THE OFFICIAL 2025 REGULAR MEETING DATES

Mayor Cohen offers the following Resolution:

BE IT RESOLVED, that the regular meetings of the Board of Commissioners of the Borough of Deal, New Jersey will be held for the ensuing year, 2025, on the following dates at 9:00 A.M., formal action may be taken.

January 6, 2025
February 4, 2025

March 4, 2025
April 1, 2025
May 6, 2025
June 10, 2025
July 1, 2025
August 5, 2025
September 2, 2025
October 1, 2025
November 6, 2025
December 3, 2025

BE IT FURTHER RESOLVED that the Acting Municipal Clerk will publish notice thereof in the Official Newspapers.

BE IT FURTHER RESOLVED, by the Board of Commissioners of the Borough of Deal that, the organization, proceedings or decorum of said meetings unless covered by Resolution or general law, shall be governed by Robert's Rules of Order including the items prescribed by this section:

1. The Mayor or his designee will limit public comments to 3 minutes per person.
2. Any person(s) who disrupts the orderly conduct of any meeting shall be called to order by the Mayor or his designee. If such conduct continues to disrupt the meeting despite the warning(s), then the Mayor or his designee, at their discretion, may order such person removed from the meeting.
3. Resolutions may be adopted at these meetings providing the Board of Commissioners to exclude the public and meet in Executive (Closed) Session in accordance with Open Public Meetings Law.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Borough of Deal MAY hold these meetings allowing the public to remotely access the public meeting.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-05
DESIGNATING THE OFFICIAL NEWSPAPERS**

Commissioner Simhon offers the following Resolution:

WHEREAS, pursuant to N.J.S.A. 40:53-1, the Borough is required to designate official newspapers for the publication of advertisements and legal notices as required by law to be published.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, New Jersey that the Asbury Park Press and The Coaster be designated the official newspapers for the Borough of Deal for legal notices of the year 2025. Legal ads may be published in either or both of the newspapers listed above.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-06
ESTABLISHING OFFICIAL BANKS FOR THE YEAR 2025**

Commissioner Kassin offers the following Resolution:

WHEREAS, it is necessary for the efficient conduct of the business of the Borough of Deal that suitable banks and institutions be designated as official investment/depositories of the Borough.

BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that the Citizens Bank & Valley National, Deal branch, are hereby designated as the official depository for

the Borough of Deal and that sums so deposited may be with withdrawn for the following accounts: General Capital, Payroll, General Checking, Sewer Capital, Sewer Checking, Engineering Escrow, Street Opening, Dog Account, Law Enforcement Trust Account, Trust Other Interfund, Tax Collectors Escrow Account, General Reserve, the SUI Fund and Accumulated Leave Compensation.

All disbursements from these accounts shall be made by checks signed by three of the following: Mayor Samuel Cohen, Commissioner Kassin, Commissioner David Simhon, and Ronen Neuman, Acting Administrator / Clerk.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-07

**APPOINTING A FUND COMMISSIONER FOR THE BOROUGH OF DEAL FOR THE
MONMOUTH COUNTY JOINT INSURANCE FUND YEAR 2025**

Commissioner Simhon offers the following Resolution:

WHEREAS, the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey is desirous of appointing a Joint Insurance Fund (JIF) Commissioner for the Borough of Deal; and

WHEREAS, the appointment of a JIF Fund Commissioner is necessary to attend and represent Borough of Deal at the JIF meetings, to keep up to date with the rules and regulations of JIF and to vote to enact JIF policy at meetings; and

WHEREAS, the Board of Commissioners of the Borough of Deal, County of Monmouth, has determined that it is appropriate to appoint Ronen Neuman, Acting Municipal Clerk/ Administrator, as the Borough of Deal JIF Fund Commissioner; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey, that Ronen Neuman be, and hereby is, appointed JIF Fund Commissioner for the Borough of Deal for the year 2025.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

Resolution 25-08

**RESOLUTION AUTHORIZING THE BOROUGH OF DEAL POLICE DEPARTMENT
TO PARTICIPATE IN THE DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT
SUPPORT OFFICE 1033 PROGRAM TO ENABLE THE POLICE DEPARTMENT TO
REQUEST AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

Commissioner Simhon offers the following Resolution:

WHEREAS, the United State Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program (the 1033 "Program") to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies ("LEAs"); and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and county law enforcement agencies to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county law enforcement agencies, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-302 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE BOROUGH OF DEAL, that the Deal Police Department is hereby authorized to enroll in the 1033 Program for a one-year period from January 1, 2025 through December 31, 2025;

BE IT FURTHER RESOLVED that the Deal Police Department is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the Deal Police Department, if it shall become available within the period of time for which this Resolution authorizes, based on the needs of the Deal Police Department without restriction; and

BE IT FURTHER RESOLVED that the Deal Police Department is hereby authorized to acquire the following "DEMIL B through Q" property, if it shall become available within the period of time for which this Resolution authorizes; and

BE IT FURTHERED RESOLVED that the property available through the Program, "DEMIL A through Q" is attached hereto; and

BE IT FURTHER RESOLVED that the Deal Police Department shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the Deal Police Department shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and shall be valid to authorize requests to acquire (1) "DEMIL A" property that may be made available through the 1033 Program and (2) "DEMIL B through Q" property both of which that may be made available through the 1033 Program during the time period for which this Resolution authorizes, with program participation and all property request authorization terminating on December 31, 2025.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-09

**AUTHORIZING THE PROMOTION OF WILLIAM HULSE TO POLICE
CAPTAIN**

Commissioner Simhon offers the following Resolution:

WHEREAS, a vacancy exists in the position of Captain of Police in the Deal Police Department; and

WHEREAS, the rules specified for filling this position have been followed and the candidate selected, William Hulse has been tested and interviewed for the position; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Police Lieutenant William Hulse be promoted to the position of Captain of Deal Police Department:

- 1) The promotion of William Hulse to Police Captain is hereby effective as of January 1, 2025.

- 2) Captain William Hulse will be paid in accordance with Local PBA 101 Contract in the amount of \$204,071.20.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-10

AUTHORIZING THE PROMOTION OF DANIEL KOBIL TO POLICE LIEUTENANT

Commissioner Simhon offers the following Resolution:

WHEREAS, a vacancy exists in the position of Lieutenant of Police in the Deal Police Department; and

WHEREAS, the rules specified for filling this position have been followed and the candidate selected, Daniel Kobil has been tested and interviewed for the position; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Police Sergeant Daniel Kobil be promoted to the position of Lieutenant of Deal Police Department:

- 3) The promotion of Daniel Kobil to Police Lieutenant is hereby effective as of January 1, 2025.
- 4) Lieutenant Daniel Kobil will be paid in accordance with Local PBA 101 Contract in the amount of \$173,950.10.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-11

AUTHORIZING THE PROMOTION OF NICHOLAS VACCARO TO POLICE LIEUTENANT

Commissioner Simhon offers the following Resolution:

WHEREAS, a vacancy exists in the position of Lieutenant of Police in the Deal Police Department; and

WHEREAS, the rules specified for filling this position have been followed and the candidate selected, Nicholas Vaccaro has been tested and interviewed for the position; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Police Sergeant Nicholas Vaccaro be promoted to the position of Lieutenant of Deal Police Department:

- 5) The promotion of Nicholas Vaccaro to Police Lieutenant is hereby effective as of January 1, 2025.

Lieutenant Nicholas Vaccaro will be paid in accordance with Local PBA 101 Contract in the amount of \$176,818.70.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-12

AUTHORIZING A SALARY INCREASE FOR NON-UNION EMPLOYEES

WHEREAS, the Board of Commissioners of the Borough of Deal has reviewed the current salary structure for non-union employees; and

WHEREAS, it is deemed necessary and appropriate to provide a salary adjustment to ensure fair compensation for the hard work and dedication of our non-union staff; and

WHEREAS, Ronen Neuman, Acting Borough Administrator, Municipal Clerk, has recommended a salary increases for all non-union employees;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, in the County of Monmouth, State of New Jersey, as follows:

1. A salary increase hereby authorized for all non-union employees of the Borough of Deal attached herewith Schedule A, effective January 1, 2025.
2. The necessary funds to cover this salary increase will be allocated from the Borough's budget for the fiscal year 2025
3. The Chief Financial Officer is directed to implement this salary increase in the next payroll cycle.
4. This resolution shall take effect immediately upon its adoption.

Resolution 25-12 Salary Increases to Non-Union Employees Schedule A

Name	Title	2025 Base Salary
Ronen Neuman	Acting Administrator Clerk	124,800.00
Theresa Davis	Tax Collector	119,919.87
Kevin Diaz	Tech Assistant Construction	77,662.00
Carrie Sniffen	Beach Manager/Administrative Assistant	79,326.46
Krystal Reiner	Court Administrator	\$75,431.75
Michael Della Ragione	Police Dispatcher	\$62,065.17
Charles Zhao	Police Dispatcher	\$60,565.17
Emily Walsh	Police Dispatcher	\$51,335.46
Ryan Westerlind	Police Dispatcher	\$43,661.80
Robert Simmen	Fire Driver	\$128,679.68
Charles Rivera	Fire Driver	\$69,990.56
Nicholas Simons	Fire Driver	\$66,039.48
Eric Aguiar	Tax Assessor	\$45,457.44
John Palmer	Plumbing Sub-code	\$14,359.50
Eric Sudia	Electrical Sub-code	\$14,429.26
Ron Viglioto	Building Sub-code	\$28,244.99
Joseph Ciccone	Construction Official / Fire	\$69,549.89
Kelly Barrett	PB Secretary	\$12,480.00
Frank DiRoma	Zoning Officer	\$12,480.00
Amanda LaMonaca	Police Records Clerk	\$26.00
Salvatore Toppi	Fire Driver	\$21
Ryan Naclerio	Fire Driver	\$21
Vic Huhn	Fire Driver	\$21
James Hanson	Fire Driver	\$21
Nicholas Krauss	Fire Driver	\$21
Keith Mitchell	Fire Driver	\$21
Construction	Part Time Inspectors	\$45
Court	Part Time Inspectors	\$21

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-13
AUTHORIZING THE APPOINTMENT OF AN EMERGENCY MANAGEMENT
COORDINATOR**

Mayor Cohen offers the following Resolution:

WHEREAS, the Borough of Deal desires to appoint an Emergency Management Coordinator; and

WHEREAS, such appointment is authorized under NJSA Appendix A:9-33, est. seq.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Captain William Hulse is hereby appointed as the Emergency Management Coordinator for a 4-year term. The term of office shall be from January 1, 2025 through December 31, 2028.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-14
AUTHORIZING THE APPOINTMENT OF DEPUTY EMERGENCY MANAGEMENT
COORDINATORS**

Mayor Cohen offers the following Resolution:

WHEREAS, the Borough of Deal desires to appoint Deputy Emergency Management Coordinator(s); and

WHEREAS, such appointment is authorized under NJSA Appendix A:9-33, est. seq.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Brian Egan and Nicholas Dowling are hereby appointed Deputy Emergency Management Coordinators. The term of office shall be from January 1, 2025 through December 31, 2025.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-15
RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR PROFESSIONAL SERVICES FOR THE YEAR 2025**

Commissioner Kassin offers the following Resolution:

WHEREAS, the Borough of Deal has a need to obtain the following Professional Services, and their services will be provided as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.4 or 20.5* as appropriate; and,

WHEREAS, the Acting Borough Clerk/Administrator has determined and certified in writing that the value of the acquisition will exceed \$17,500 unless otherwise specified below; and

WHEREAS, the anticipated term of this contract is one year; and

WHEREAS, each of the following business entities will complete and submit a Business Entity Disclosure Certification which certifies that they have has not made any reportable contributions to a political or candidate committee serving individually or collectively as the Board of Commissioners in the Borough of Deal in the previous one year, and that the contract will prohibit each from making any reportable contributions through the term of the contract, and

WHEREAS, funds have been made available in the Annual Budget of the Borough of Deal to support these services,

NOW, THEREFORE, BE IT RESOLVED that:

1. The following appointments are hereby ratified and confirmed for the year 2025 with the amounts charged for these services in accordance with any contracts.

Engineer	Peter Avakian, P.E.	Not to exceed \$240,000.00
Auditor	Suplee, Clooney & Co.	Not to exceed \$65,000.00
Borough Attorney	Levin, Shea, Pfeffer, & Goldman	Not to exceed \$75,000.00
Tax / Conflict Attorney	Paul V. Fernicola, Esq.	Not to exceed \$30,000.00
Public Defender	Donald K. Greer, Esq.	Not to exceed \$20,000.00
Public Defender-Substitute	David Gardner, Esq.	Not to exceed \$3,000.00
Prosecutor	Jason Shamy, Esq.	Not to exceed \$40,000.00
Prosecutor – Substitute	James Carton, Esq.	Not to exceed \$3,000.00
Planning/Zoning Attorney	Eric Anderson, Esq.	Not to exceed \$35,000.00
Bond Counsel	Dilworth Paxson LLP	Not to exceed \$20,000.00
Real Estate Appraiser	The Meers Group, LTD	Not to exceed \$20,000.00

2. A copy of the Resolution shall be published in The Coaster within 10 days of its passage.

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-16
AUTHORIZING THE APPOINTMENT A PUBLIC AGENCY COMPLIANCE OFFICER**

Mayor Cohen offers the following Resolution:

WHEREAS, N.J.A.C 17:27 requires the Borough of Deal to appoint a Public Agency Compliance Officer (PACO) to perform the duties described in the rules and ensure that the Borough and its contractors comply with these rules; and

WHEREAS, the Borough of Deal shall appoint the Public Agency Compliance Officer at the first meeting in January of each year and notify the Department of the Treasury, State Affirmative Action Office by January 10th.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Jo Anna Myung, Municipal Clerk is appointed as the Public Agency Compliance Officer (PACO) for the year ending December 2025.

BE IT FURTHER RESOLVED that the Acting Clerk send a certified copy of this Resolution to the State Affirmative Action Office.

**BOROUGH OF DEAL
COUNTY OF MONMOUTH**

**RESOLUTION 25-17
AUTHORIZING CFO TO CONDUCT FINANCIAL MATTERS BETWEEN REGULAR BUSINESS MEETINGS IN 2025**

WHEREAS, from time to time a need arises that bills will need to be authorized for payment prior to the next regular business meeting of the Governing Body; and

WHEREAS, outstanding bills may only be paid with funds that have already been budgeted for and encumbered by purchase orders.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Borough of Deal in the County of Monmouth, State of New Jersey that the Borough's Chief Financial Officer is hereby authorized and directed to pay bills budgeted for and encumbered between regular business meetings in 2025.

BE IT FURTHER RESOLVED that the Mayor and Committee shall be provided with its regular report relating to any bills authorized for payment during this period by the Chief Financial Officer.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-18

AUTHORIZING THE TAX ASSESSOR TO ACT AS AGENT FOR THE BOROUGH OF DEAL FOR THE PURPOSE OF FILING AND SETTLING TAX APPEALS ON BEHALF OF THE TAXING DISTRICT FOR THE TAX YEAR 2025

Commissioner Simhon offers the following Resolution:

WHEREAS, the Tax Assessor is knowledgeable regarding the valuation and assessment of properties in the Borough of Deal; and

WHEREAS, the Tax Assessor has the statutory responsibility, pursuant to N.J.S.A. 54:4-23 to 36 to set assessments for properties in the Borough of Deal under the Local Property Tax, N.J.S.A. 54:4-1 et seq; and

WHEREAS, the governing body of the Taxing District deems the Tax Assessor to be responsible and acting in the best interests of the municipality.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, that the Tax Assessor is hereby authorized to act as agent for the Taxing District without further governing body approval to:

- (a) Determine when tax appeals, cross appeals, complaints and counterclaims should be filed on behalf of the Taxing District with regarding to any property located in the Borough of Deal and accordingly direct the attorney for the Taxing District to file such documents with either the County Tax Board or Tax Court of New Jersey as deemed appropriate.
- (b) Resolve and settle tax appeals pending before the County Tax Board, Tax Court or Appellate Courts for any tax year and authorize the attorney for the Taxing District to formalize such settlement in the appropriate Courts and/or County Tax Board.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution shall be forwarded to Matthew Clark, Monmouth County Board of Taxation, Paul Fernicola, Borough Tax Attorney and Erick Aguiar, Borough Tax Assessor.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-19

REAPPOINTING FRANK DIROMA AS ZONING OFFICER

Commissioner Simhon offers the following Resolution:

WHEREAS, Frank DiRoma was appointed by the Borough as it's Zoning Officer for a four month term; and

WHEREAS, the Borough wishes to reappoint Frank DiRoma on a month-to-month basis in 2025; and

WHEREAS, in Article XII, 30-98.1 of the Borough of Deal's Development Regulations it shall be the duty of the Zoning Officer to administer and enforce the zoning provisions of the borough; and

WHEREAS, it is the desire of the Borough of Deal to reappoint Frank DiRoma Zoning Officer with such duties as stated in the above regulation.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, Monmouth County, that Frank DiRoma be reappointed Zoning Officer on a month-to-month term commencing on January 1, 2025 and concluding on December 31, 2025, to be paid bi-monthly.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-20
FIXING THE RATE OF INTEREST TO BE CHARGED ON DELINQUENT TAXES OR ASSESSMENTS**

Commissioner Kassin offers the following Resolution:

WHEREAS, N.J.S.A. 54:4-67 permits the governing body of each municipality to fix the rate of interest to be charged for non-payment of taxes or assessments subject to any abatement or discount for the late payment of taxes as provided by law; and

WHEREAS, N.J.S.A. 54:4-67 has been amended to permit the fixing of said rate of 8% per annum on the first \$1,500.00 of the delinquency and 18% per annum on any amount in excess of \$1,500.00 and allows an additional penalty of 6% be collected against a delinquency in excess of \$10,000.00 on properties that fail to pay the delinquency prior to the end of the calendar year,

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey as follows:

1. The Tax collector is hereby authorized and directed to charge 8% per annum on the first \$1,500.00 of taxes becoming delinquent after due date and 18% per annum on any amount of taxes in excess of \$1,500.00 becoming delinquent after due date and if a delinquency is in excess of \$10,000.00 and remains in arrears beyond December 31st, an additional penalty of 6% shall be charged against the delinquency.
2. There will be ten (10) days grace period of quarterly tax payments made by cash, check or money order.
3. Any payments not made in accordance with paragraph two of this resolution shall be charged interest from the date set forth in paragraph one of this resolution.
4. This resolution shall be published in its entirety once in an official newspaper of the Borough of Deal.
5. The Acting Borough Clerk shall provide a certified copy of this resolution to the Tax Collector, Borough Attorney and Borough Auditor for the Borough of Deal.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

**RESOLUTION 25-21
AWARDING A DEVELOPMENT CONSULTING SERVICE CONTRACT FOR THE
DEAL CASINO DEVELOPMENT DEBRA TANTLEFF OF TANTUM REALTY, LLC**

Mayor Cohen offers the following Resolution:

WHEREAS, there exists a need for *Development Consulting Services* for the renovation of the Deal Casino Beach Club; and

WHEREAS, the Borough of Deal previously awarded a contract to Tantum Realty LLC to provide consulting services pertaining to the redevelopment of the Deal Casino; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., specifically N.J.S.A. 40A:11-5, permits the award of professional services without public advertisement as defined in N.J.S.A. 19:44A-20.7 or competitive bidding, pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

WHEREAS, the consulting firm must complete and submitted a Political Contribution Disclosure form in accordance with P.L. 2005, c271; and

WHEREAS, this contract is awarded as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 for an amount not to exceed \$44,000.00 for the aforesaid Consulting Services at an hourly rate of \$350.00 for Debra Tantleff and other hourly rates as specified in contract; and

WHEREAS, the Deal Casino Beach Club is one of the finest on the Atlantic Coast and its renovation will require an extraordinary expertise and will require such an unspecifiable service that a professional with the expertise, training and proven reputation are essential to the vision of the project; and

WHEREAS, Debra Tantleff is an accomplished real estate professional specializing in the renovations, restorations and redevelopment of properties; and

WHEREAS, Debra Tantleff is the current Chair of the New Jersey Builder's Association and operates a certified Woman's Business Enterprise; and

WHEREAS, and the Borough received a proposal from Debra Tantleff of Tantum Realty, LLC ("Tantum") to provide professional services on behalf of the Borough to collaborate with an anticipated group of professionals including but not limited to engineers, architects, designers, financial professionals and the like and to make recommendations necessary with regards to the Deal Casino Beach Club renovation project; and

WHEREAS, the Mayor and Commissioners believe that it is in the best interests of the Borough to enter into a Contract for Professional Services ("Contract) with Tantum Realty, LLC Consulting to provide professional services in accordance with the terms of that Contract.

NOW, THEREFORE, BE IT RESOLVED by Mayor and Commissioners of the Borough of Deal, County of Monmouth, and State of New Jersey as follows:

1. The Mayor and Commissioners hereby authorize the execution of a Professional Services Contract not to exceed \$44,000.00 dollars for services through December 31, 2025.
2. This Contract is awarded without competitive bidding as a "professional service" under the Local Public Contracts Law, more specifically N.J.S.A. 40A:11-5, which permits such work to be performed without advertising for bids.
3. The Business Disclosure Entity Certification shall be placed on file with this Resolution.
4. A notice of this action shall be printed in the official newspapers required by law within ten (10) days of the adoption of this Resolution.
5. A copy of the Proposal for Services is hereby attached and is to be executed upon a Motion passing this resolution.
6. **A quarterly report of recommendations and progress must be submitted to the Municipal Clerk for immediate distribution to the Borough Administrator and Board of Commissioners.**

IN WITNESS WHEREOF, the said parties have hereunto caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, and set his hand and seal the day and year first above written.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Kassin offers the following Resolution:

Resolution 25-22

AUTHORIZING VARIOUS ACTIONS TO BE TAKEN THROUGHOUT 2025 BY THE TAX COLLECTOR

BE IT RESOLVED by the Board of Commissioners of the Borough of Deal the Tax Collector be and hereby is authorized to cancel all receivables of less than \$10.00; and

BE IT FURTHER RESOLVED that a fee of \$100.00 will be charged for each duplicate Certificate of Sale.

BE IT FURTHER, FURTHER RESOLVED that two (2) lein redemption calculations are permitted at no change, after the second request a fee of \$50.00 shall be charged per calculation.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-23

Mayor Cohen offers the following Resolution:

A RESOLUTION APPOINTING SPECIAL COUNSEL FOR THE CONTINUED REPRESENTATION OF THE BOROUGH OF DEAL WITH REGARDS TO ENVIRONMENTAL ISSUES FOR THE REDEVELOPMENT OF THE DEAL CASINO AND AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL LEGAL SERVICES.

WHEREAS, the Borough of Deal previously awarded a contract to the Law Firm of Giordano, Halleran and Ciesla P.C. to provide professional legal services pertaining to environmental issues concerning the redevelopment of the Deal Casino; and

WHEREAS, Michael Gross, Esq of the Law Firm of Giordano Halleran and Ciesla, P.C. was retained to provided professional specialized legal services for environmental issues that will arise; and

WHEREAS, Mr. Gross is an expert in dealing with environmental protection issues and can counsel the Borough immediately regarding the redevelopment of the Deal Casino;

WHEREAS, in light of the aforesaid, the governing body wishes to award a contract to the Law Firm of Giordano Halleran and Ciesla PC to continue with providing counsel in the Deal Casino redevelopment project; and

WHEREAS, the Law Firm must complete and submit a Political Contribution Disclosure form in accordance with P.L. 2005, c271; and

WHEREAS, this contract is awarded as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5 for an amount not to exceed \$75,000.00 for the aforesaid Professional Legal Services at an hourly rate of \$500.00 for Michael Gross and other hourly rates as specified in contract; and

WHEREAS, the local public contracts law, N.J.S.A. 40A:11-1 et seq requires that notice with respect to contracts for professional services awarded without competitive bids must be publicly advertised, and

WHEREAS, a Certification of availability of funds is hereby provided by the Chief Financial Officer of the Borough of Deal.

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Deal governing body as follows:

1. The Law Firm of Giordano Ciesla and Halleran PC is hereby retained to provide professional legal services as described above for an amount no to exceed \$75,000.00.
2. This contract is awarded without competitive bidding as a "Professional Service" in accordance with the Local Public Contracts Law, N.J.S.A 40A:11-5(1)(a)(i) because it is services performed by persons authorized by law to practice a recognized profession.

- 3. A copy of this Resolution as well as the contract shall be placed on file with the Borough Clerk.
- 4. The Borough Clerk is hereby directed to publish notice of this award as required by law.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-24

APPOINTING JO ANNA MYUNG AS MUNICIPAL CLERK AND REGISTRAR OF VITAL STATISTICS

Commissioner Simhon offers the following Resolution:

WHEREAS, pursuant to N.J.S.A. 40A:9-133, the Borough of Deal (the "Borough") is required to appoint and retain the services of a Municipal Clerk; and

WHEREAS, Ronen Neuman was appointed as acting Borough Clerk and his one year term has expired causing a vacancy for a Municipal Clerk; and

WHEREAS, Jo Anna Myung is a R.M.C. with previous experience as the Municipal Clerk and Borough Administrator in the Borough of Haworth and the Deputy Municipal Clerk in the Borough of Alpine,

WHEREAS, the Borough wishes to appoint Jo Anna Myung RMC for a three-year term as Municipal Clerk of the Borough, and Jo Anna Myung RMC shall hold office during good behavior and efficiency, and compliance with applicable continuing education requirements; and

WHEREAS, Jo Anna Myung RMC shall commence working on January 16, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal that:

- a. Jo Anna Myung RMC is hereby appointed as Borough Clerk effective January 16, 2025 and ending on January 15, 2028.
- b. As of January 16, 2025, Jo Anna Myung RMC shall assume all duties and responsibilities of the Municipal Clerk of the Borough of Deal.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-25

RESOLUTION AWARDING A DEVELOPMENT CONSULTING SERVICE CONTRACT FOR THE DEAL CASINO DEVELOPMENT

Motion to TABLE Resolution 25-25:

Moved by : Commissioner Simhon
 Seconded by: Commissionert Kassin
 Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes
Carries: Yes

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

RESOLUTION 25-26

AUTHORIZING PAYMENT OF PAYROLL & MISCELLANEOUS EXPENSES

Commissioner Kassin offers the following Resolution:

WHEREAS, due to the fact the Board of Commissioners holds one meeting per month for the 2025 Calendar year; and

WHEREAS, payroll and miscellaneous expenses must be approved for payment for the second half of each month ending on the last day of each month.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal that payroll and associated deductions for the period ending on the last day of each month be approved in the amount not to exceed \$400,000.00 and

BE IT FURTHER RESOLVED that the miscellaneous expenses not to exceed the amount of \$400,000.00 be paid at that time.

AUTHROIZE RESOLUTIONS (25-1) – (25-24) & (25-26)

Moved by : Commissioner Simhon

Seconded by: Mayor Cohen

Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes

Carries: Yes

MONTHLY REPORTS: Acting Administrator / Clerk Ronen Neuman announced the monthly reports for the Municipal Court & Police Department were provided to the Board of Commissioners prior to the meeting.

CORRESPONDENCE

Chief Ronen read for the record:

Authorizations-

Request from Richard Chera, Board member of the Rabin Medical Center in Isreal to hold a Charity run June 15th or 22nd.

- The Board of Commissioners approved the request.

ANNOUNCEMENTS by Acting Administrator / Clerk; Chief Neuman

1) Menorah Lighting on Dec 26th 7pm at the Borough Hall

2) Christmas Tree Lighting on Dec 19th 3pm at the at the Borough Hall

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

AUTHORIZATION TO PAY ALL BILLS APPROVED BY THE FINANCE COMMITTEE:

Read by *temp.* Sandra Martin: Be It Resolved: By the Board of Commissioners of the Borough of Deal, NJ that the following bills reported by the Finance Committee be ordered paid and the vouchers drawn through January 31st.

Moved by : Mayor Cohen

Seconded by: Commissioner Simhon

Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes

Carries: Yes

PUBLIC COMMENT

Mayor Cohen opened the session for public comment.

Resident of 85 Norwood Avenue: Requests benches with a backrest placed at Centenille Park. Commented the Board of Commissioners' regular meeting dates are rescheduled each month. Feels it is disrespectful to the public rescheduling the meeting dates. Requests a to date amount of what has been spent including professional contracts on the redevelopment of the Deal Casino. Requests a committee of public members to be involved in the process. Made complain that 82 Norwood Avenue has several plastic flyers posted. Inquired who checks on violations.

Borough Attorney Goldman requests a motion to include a monthly progress report for the public from Debrah Tanleff also to be included in RESOLUTION 25-21 AWARDDING A

DEVELOPMENT CONSULTING SERVICE CONTRACT FOR THE DEAL CASINO
DEVELOPMENT DEBRA TANTLEFF OF TANTUM REALTY, LLC.

The Board of Commissioners held a brief discussion concluding the motion to include a quarterly progress report for the public from Debrah Tanleff also to be included in RESOLUTION 25-21 AWARDDING A DEVELOPMENT CONSULTING SERVICE CONTRACT FOR THE DEAL CASINO DEVELOPMENT DEBRA TANTLEFF OF TANTUM REALTY, LLC.

Moved by : Mayor Cohen
Seconded by: Commissioner Simhon
Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes
Carries: Yes

There being no further business or comments, Acting Administrator Neuman explained the Board of Commissioners will enter an Executive (Closed) Session excluding the public. No official action will take place once the meeting is adjourned and reopened into public session.

Chief Neuman read Resolution 25-27 in its entirety into the record.

**BOROUGH OF DEAL
MONMOUTH COUNTY, NEW JERSEY**

Resolution 25-27

**AUTHORIZING THE BOARD COMMISSIONERS TO MEET IN CLOSED
EXECUTIVE SESSION**

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss Potential Litigation, Personnel Matters, and Attorney Client Privilege; and

WHEREAS, Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Borough of Deal hereby exclude the public from this meeting.

Executive (Closed) Session began at 9:36 am.

All in Favor: Ayes
Any Opposed: None
Carried: Yes

Motion to close executive session and reenter into public session made by Commissioner Simhon, seconded by Mayor Cohen.

All in Favor: Ayes
Any Opposed: None
Carried: Yes

The Board of Commissioners returned to open session at XXXam.

There being no further business or comments, it was moved by Mayor Cohen and seconded by Commissioner Kassin that the meeting be adjourned at XXX am.

Respectfully Submitted,

Ronen Neuman,

January 06, 2025

Acting Municipal Clerk/Administrator

APPROVED: 02.07.2025