

**The December 16, 2024 Regular Session** of the Borough Council of the Borough of Spring Lake Heights, Monmouth County, New Jersey was called to order by Mayor Campion at 7:00 p.m. in the Frank E. Adams Municipal Building with a moment of silence and a salute to the flag.

## **ROLL CALL**

### Present:

Councilman John Casagrande  
Councilwoman Michele Degnan-Spang  
Councilman William Graetz  
Councilwoman Sara King  
Councilman Christopher Willms  
Mayor Christopher Campion

### Absent:

Councilman Leonard Capristo

### Also attending:

Greg Vella, Attorney  
Megan Kass, Borough Deputy Clerk  
John Barrett, Borough Administrator  
David Sheldon, Borough Special Engineer

Mayor Campion announced: Pursuant to the requirements of New Jersey's Open Public Meetings Act, notice of this meeting was included in the Annual Meeting Notice filed in the Office of the Borough Clerk; posted on the Borough website and in the Municipal Building; published as a legal notice in the Coast Star newspaper; and mailed to those requesting notice and providing payment.

## **APPROVE AGENDA**

On a motion by Mr. Casagrande, seconded by Mr. Graetz, the agenda was approved by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None      Abstain: None      Absent: Mr. Capristo

## **APPROVE MINUTES – November 18, 2024**

On a motion by Mr. Casagrande, seconded by Mrs. King, the November 18, 2024, minutes were approved by the following vote:

Ayes: Mr. Casagrande, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None      Abstain: Mrs. Degnan-Spang      Absent: Mr. Capristo

## **PRESENTATIONS – H2M Presentation – Borough Special Engineer**

On a motion by Mr. Casagrande, seconded by Mr. Willms, the public hearing for Ordinance 2024-24 and Ordinance 2024-25 were opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None      Abstain: None      Absent: Mr. Capristo

Special Engineer, Mr. Sheldon, with H2M Engineering presented the current water sewer rates, the proposed increase and how the increase came about. He detailed the rate tiers as they currently are and where the proposed tiers would be. The base tier will be reduced from 9,000 gallons per quarter to 6,000 gallons, based on the Borough average not exceeding the 9,000-gallon allotment. Mr. Sheldon spoke about the New Jersey Department of Environmental Protection having new regulations, treatment and system maintenance requirements that will affect South Monmouth Municipal Utility Authority; the Borough is a member. He stated the proposed increases will help rebalance the Borough's budget vs the Borough's capital needs required to maintain the water and sewer system.

Mayor Campion – Mayor Campion spoke about the history of water rates and how it impacted the Borough in the past. He stated the increase proposed is to make up for almost 12 years of no increase.

Councilman Casagrande – Mr. Casagrande reviewed some of the recent history of the utility system including the 16 water main breaks and several sewer line collapses that affected many residents. He addressed what the Borough has been doing to update and repair facilities and equipment and what projects will be needed in the immediate future. He continued to speak about the requirements from the New Jersey Department of Environmental Protection and how increasing the rates will help in updating to the new requirements.

Councilwoman King – Mrs. King voiced objection to the ordinances with the cost increasing and usage decreasing. She stated she did not believe it is in the best interest of all residents. Mrs. King further

stated a workshop meeting should have been held prior to the ordinance introduction. She also would like to see more supporting figures and justification for the increases.

Mayor Campion – Mayor Campion responded to Mrs. King’s statements regarding management of funds and economic inflation. Further discussion was held between Mr. Campion and Mrs. King.

Councilman Graetz – Mr. Graetz expressed his understanding on why the rates need to change; however, he’s not looking forward to his bill based on his family’s usage.

Councilman Willms – Mr. Willms shared that he looked at neighboring municipalities rates when the ordinance introduction came about. He found the numbers to be comparable and other towns are increasing rates as well. He stated he is in favor of continued improvements to the water sewer systems.

Councilwoman Degnan-Spang – Mrs. Degnan-Spang affirmed that no one wants to have higher rates and increased expenses but continued to state her understanding for why the change is needed. She spoke about the systems being 85-100 years old and only 4% have been updated so far. She doesn’t want the change, but she endorsed the increase.

Richard Thumann, 67 Maple Drive, inquired on what the expected revenue will be from the rate increase. Mr. Sheldon responded by saying the anticipated revenue will be approximately \$500,000 with \$340,000 being from water and the remained from sewer. Mr. Barrett responded to Mr. Thumann regarding the current bonds and authorized debt. Mr. Thumann asked how much of the population will be affected by the usage decrease. Mr. Sheldon responded that the median water usage in the Borough is approximately 8,600 gallons. Mr. Thumann also asked about the tax dollars supporting the water sewer systems. Mr. Barrett responded that the current fund and the utility funds are separate. The tax dollars do not support the water sewer system.

Betsy Cross, 1210 Tuxedo Place, thanked the council for the presentation. Mrs. Cross inquired on other towns rates compared to Spring Lake Heights. Mr. Vella answered that different towns can not be compared based to size, debt, and many other factors. Mrs. Cross asked how the increases and numbers were derived. Mr. Campion responded that the work dictates the budget, and the plan is a long term, 10-year plan to increase the water sewer revenue. Mr. Barrett also explained the Borough hopes to self-fund outstanding ordinances with the increase if the budget allows for that time.

On a motion by Mr. Willms, seconded Mr. Casagrande, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mrs. King, Mr. Graetz, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-24**, An Ordinance Amending & Supplementing Chapter XV Entitled “Sewer” Section 14-1.5 Entitled Rates

On a motion by Mr. Casagrande, seconded Mr. Willms, Ordinance 2024-24 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mr. Willms

Nays: Mrs. King Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-25**, An Ordinance Amending & Supplementing Chapter XV Entitled “Water” Section 15-1.4 Entitled Rates

On a motion by Mr. Casagrande, seconded Mr. Willms, Ordinance 2024-25 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mr. Willms

Nays: Mrs. King Abstain: None Absent: Mr. Capristo

**DISCUSSION ITEMS** – None

**MAYOR & COUNCIL REPORTS/ANNOUNCEMENTS**

Councilwoman Degnan-Spang – No report

Councilman Willms – No report but wished all a happy and safe holiday.

Councilman Graetz – Mr. Graetz mentioned the Independent Fire Co #1 Santa Run on December 23<sup>rd</sup>.

Councilwoman King – No report

Councilman Casagrande – No report

Mayor Campion – Mr. Campion thanked the Public Works team and the Police Department for the successful the Tree Lighting event and their hard work.

### **PUBLIC COMMENT (Any Item)**

On a motion by Mr. Graetz, seconded by Mr. Willms, the public comment section was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

David Healy, 714 Jersey Avenue, shared concerns regarding traffic and dangers on Route 71 and Jersey Avenue. Mr. Healy described the parking conditions and dangerous conditions for the plaza at 101-103 NJ-71. Mr. Healy provided solutions of police enforcement for traffic violations, painting curbs yellow for no parking, and potentially parking on Shore Road with adding a blinking light crossing Route 71. Mr. Healy also suggested the Borough to buy the property of 1 Route 71 to create a public parking lot. Mrs. King responded to Mr. Healy about ordinance 2024-21 for parking and informed Mr. Healy the new parking regulations that will be put into effect. Borough Council and Mayor Campion had further discussion regarding parking and what solutions are possibilities.

Betsy Cross, 1210 Tuxedo Place, echoed concerns regarding the Land Use Board application of the drive thru at Dunkin Donuts. She also expressed parking and traffic concerns on Jersey Avenue.

Karen Burke, 606 Shore Road, thanked Mr. Healy for his comments. She further expressed concerns regarding Bennett's Garage on Jersey Avenue and commercial vehicles parked on the road overnight as well as access for emergency vehicles.

On a motion by Mr. Willms, seconded by Mr. Casagrande, the public comment section was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

### **SCHEDULED PUBLIC HEARINGS**

- **Ordinance 2024-16**, An Ordinance Amending Chapter 22 Article III, Definitions

On a motion by Mr. Graetz, seconded by Mrs. King, the public hearing for Ordinance 2024-16 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Willms, Ordinance 2024-16 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

- **Ordinance 2024-17**, An Ordinance Amending Chapter 22 Article VI Zoning regulation

On a motion by Mrs. Degnan-Spang, seconded by Mr. Casagrande, the public hearing for Ordinance 2024-17 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None          Abstain: None          Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Willms, Ordinance 2024-17 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-18**, An Ordinance Amending Chapter 22 Article VII Certificates & Permits

On a motion by Mrs. King, seconded by Mr. Graetz, the public hearing for Ordinance 2024-18 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded by Mr. Graetz, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded by Mr. Graetz, Ordinance 2024-18 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-19**, An Ordinance Amending Chapter Article VIII Fees

On a motion by Mrs. King, seconded by Mr. Willms, the public hearing for Ordinance 2024-19 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Willms, Ordinance 2024-19 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-20**, An Ordinance Amending Chapter 22 Article VI Zoning Regulations Section 606.2 Entitled Mixed Use (MU-1) and Mixed Use 2 (MU-2)

On a motion by Mr. Graetz, seconded by Mr. Willms, the public hearing for Ordinance 2024-20 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Willms, Ordinance 2024-20 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-21**, An Ordinance Amending Chapter 22 Off Street Parking

On a motion by Mrs. King, seconded by Mr. Willms, the public hearing for Ordinance 2024-21 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Graetz, Ordinance 2024-21 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-22**, An Ordinance Adopting Borough of Spring Lake Heights Revised Zoning Map

On a motion by Mrs. King, seconded by Mr. Willms, the public hearing for Ordinance 2024-22 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded Mr. Willms, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Graetz, Ordinance 2024-22 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **Ordinance 2024-23**, An Ordinance Amending Chapter 22 Schedule of Permitted Uses, Bulk, Area & Setback Requirements

On a motion by Mrs. King, seconded by Mr. Graetz, the public hearing for Ordinance 2024-23 was opened by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

None presented

On a motion by Mrs. King, seconded by Mr. Graetz, the public hearing was closed by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

On a motion by Mrs. King, seconded Mr. Willms, Ordinance 2024-23 was adopted by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

## **REPORTS, NOTICES & CORRESPONDENCE**

- Spring Lake First Aid Monthly Report- November 2024
- Spring Lake Heights Police Monthly Report – November 2024
- Independent Fire Co. No. 1 Monthly Report – November 2024
- Monmouth County. Bd. Of County Commissioners – Resolution

## **ORDINANCE INTRODUCTIONS – None**

## **CONSENT AGENDA Resolutions R2024-183 to R2024-188**

*Consent Agenda items are considered routine and will be enacted with a single motion; any items requiring expenditure are supported by a Certification of Availability of Funds; any item requiring discussion will be removed from the Consent Agenda; all Consent Agenda items will be reflected in full in the minutes.*

- **R2024-183**, Authorizing the waiving of food handling permit – Kindness Café
- **R2024-184**, Approving the issuance of a ABC Social Affair Permit – Independent Fire Co. No. 1
- **R2024-185**, Authorizing the cancellation of tax balance – Block 42.03 Lot 46
- **R2024-186**, Authorizing the refund of duplicate payment of property taxes, Block 36 Lot 82
- **R2024-187**, Authorizing the refund of duplicate payment of property taxes – Block 24 Lot 1
- **R2024-188**, Approving the designated junior membership in the Independent Fire Co. No. 1

On a motion by Mrs. Degnan-Spang, seconded by Mr. Casagrande, the consent agenda was approved by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

## RESOLUTIONS

- **R2024-189**, Authorizing the transfer of 2024 municipal budget appropriations

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. R2024-189 was approved by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **R2024-190**, Approving the payment of the itemized claims as set forth on the November 26, 2024 bills list

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. R2024-190 was approved by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

Nays: None Abstain: None Absent: Mr. Capristo

- **R2024-191**, Approving the payment of the itemized claims as set forth on the December 13, 2024 bills list

On a motion by Mr. Casagrande, seconded by Mr. Graetz, Resolution No. R2024-191 was approved by the following vote:

Ayes: Mr. Casagrande, Mrs. Degnan-Spang, Mr. Graetz, Mrs. King, Mr. Willms

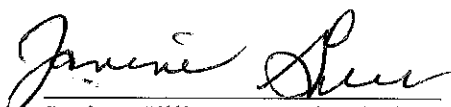
Nays: None Abstain: None Absent: Mr. Capristo

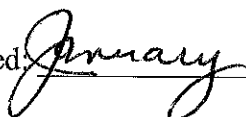
Mayor Champion thanked Mrs. King and Mrs. Eilenberger for all their time and dedication to revising the land use ordinances. He also reminded all that the reorganization meeting will be January 6, 2025 at 7:00pm.

Mrs. King mentioned the new business in town, the Kindness Café, that is run by special needs employees and suggested residents patronize the restaurant.

## ADJOURNMENT

There being no further business, on a motion by Mrs. King, seconded by Mr. Willms, the meeting was adjourned without objection at 8:30 p.m.

  
Janine Gillis, Borough Clerk

Approved:  January 21, 2025