

RESOLUTION 12.01.25

AUTHORIZING HIRE OF  
ADAM ASHBY AS A  
FULL TIME DPW MAINTAINER

WHEREAS, the Kinnelon Department of Public Works wishes to hire Adam Ashby 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 Adam Ashby, as a Full-Time worker for the Department of Public Works, at Step 0- \$21.65 an hour. Pending result of background check his state date will be January 21, 2025.

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 January 16, 2025.

Dated: January 16, 2025

A handwritten signature in cursive script, appearing to read "K M Iuele", written in black ink over a horizontal line.

Karen M. Iuele, RMC  
Borough Clerk

**RESOLUTION COMMITTING TO DCA'S FOURTH ROUND  
AFFORDABLE HOUSING PRESENT NEED AND PROSPECTIVE NEED  
NUMBERS**

**RESOLUTION # 01.02.2025**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

**WHEREAS**, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

**WHEREAS**, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculates Kinnelon's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 22 and a Prospective Need or New Construction Obligation of 102; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

**WHEREAS**, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

**WHEREAS**, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

**WHEREAS**, based on the foregoing, Kinnelon accepts the DCA calculations of Kinnelon's fair share obligations and commits to its fair share of 22 units present need and 102 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, Kinnelon reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**WHEREAS**, Kinnelon also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in the event that a third party challenges the calculations provided for in this Resolution, Kinnelon reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

**WHEREAS**, in light of the above, the Mayor and Council of Kinnelon finds that it is in the best interest of Kinnelon to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner”; and

**WHEREAS**, Kinnelon seeks a certification of compliance with the FHA and, therefore, directs its Borough Attorney to file a declaratory relief action within 48 hours of the adoption of this resolution in Morris County.

**NOW, THEREFORE, BE IT RESOLVED** on this 16 day of January, 2025 by the Mayor and Council of Kinnelon as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. Kinnelon hereby commits to the DCA Round 4 Present Need Obligation of 22 units and the Round 4 Prospective Need Obligation of 102 units described in this resolution, subject to all reservations of rights set forth above.
3. Kinnelon hereby directs its Borough Attorney to file a declaratory judgment complaint in Morris County within 48 hours after adoption this resolution, attaching this resolution.
4. Kinnelon authorizes Borough Attorney to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. This resolution shall take effect immediately, according to law.

**CERTIFICATION**

I, Karen Iuele, Clerk of Kinnelon, County of Morris, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by Mayor and Council at a meeting held on January 16, 2025.



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Karen Iuele, Clerk

RESOLUTION 01.03.25


AUTHORIZATION FOR MAYOR TO  
SIGN AGREEMENT WITH NEGLIA  
ENGINEERING SERVICES RECREATION  
FACILITIES VISION PLAN

WHEREAS, the Council of the Borough of Kinnelon Authorize the Mayor of the Borough of Kinnelon to sign agreement with Neglia Engineering for Recreation Facilities Vision Plan; and

WHEREAS, the cost will is not to exceed \$32,400.00.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Kinnelon due hereby authorize the Mayor of the Borough of Kinnelon to sign agreement with Neglia Engineering for Recreation Facilities Vision Plan, with a price not to exceed \$32,400.00

Dated: January 16, 2025

A handwritten signature in black ink, appearing to read 'K. M. Iuele', written over a horizontal line.

Karen M. Iuele, RMC  
Municipal Clerk, Borough of Kinnelon

**RESOLUTION NO. 1.04.25**

**BOROUGH OF KINNELON**

DATE: January 16, 2025

**RESOLUTION AUTHORIZING THE BOROUGH TO THE ACCEPT PROPOSAL OF ELIZABETH MCMANUS, OF KYLE MCMANUS ASSOCIATES DATED DECEMBER 23, 2024 TO PERFORM THE PLANNING SERVICES IN CONNECTION WITH THE REDEVELOPMENT OF BLOCK 45301, LOT 102.**

**WHEREAS**, on December 19, 2024, the Mayor and Council of the Borough of Kinnelon adopted Resolution 12-18-2025 which designed approximately 2.6 acres of property, known and designed as Block 45301, Lot 102, as an area in need of redevelopment under the New Jersey Local Redevelopment and Housing Law, (N.J.S.A. 40A:12A-1 *et seq.*); and

**WHEREAS**, the Mayor and Council need to prepare a Redevelopment Plan for the property which is also known as the “Meadtown Shopping Center Movie Theater” property; and

**WHEREAS** the Borough has solicited a proposal from its Redevelopment Planner, Elizabeth McManus, of Kyle McManus Associates to prepare the Plan; and

**WHEREAS**, Ms. McManus has submitted a proposal dated December 23, 2024 (attached hereto) which outlines the scope of work that will be required to complete the project;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Kinnelon that the Borough accepts the proposal of Elizabeth McManus, of Kyle McManus Associates dated December 23, 2024 to perform the planning services in connection with the redevelopment of Block 45301, Lot 102 at a cost not to exceed Five Thousand (\$5,000.00) dollars.

**BE IT FURTHER RESOLVED** that the Borough Clerk is authorized and directed to publish a copy of this Resolution as required by law.

ATTEST:

BOROUGH OF KINNELON

  
Karen M. Iuele, RMC, Borough Clerk

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James J. Freda, Mayor

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 within Resolution was introduced, read by title and passed on the first reading at the regular meeting of the Borough held on January 16, 2025 and adopted by the Governing Body at a regular meeting of the Borough held on January 16, 2025.

  
Karen M. Iuele, RMC, Borough Clerk

RESOLUTION 1.05.25

AUTHORIZE TO PAY NEW JERSEY FIRE  
EQUIPMENT CO.

Be it Resolved that a contract for the purchase of Scott Packs and other equipment by awarded to  
New Jersey Fire Equipment Company, 119-131 Route 22 East, Green Brook, NJ 08812

Under NJ State Contract 24-Fleet 61850, and

Be it further Resolved that the Chief Finance Officer has certified that the funds are available in Budget  
Account G-02-41-785-311

Dated: January 16, 2025



Karen M. Iuele, RMC  
Kinnelon Borough Clerk