

A regular meeting of the Board of Commissioners of the Borough of Deal, New Jersey was held on November 8, 2024 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

**RESOLUTIONS (24-151) – (24-158):** *Chief Neuman read by title for the record to be voted on as a consent agenda.*

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

Commissioner Kassin offers the following Resolution:

**Resolution 24-151**

**CONFIRMING SUBMISSION OF THE 2024 BEST PRACTICES INVENTORY**

WHEREAS, the 2024 Best Practices Inventory Questionnaire is required to receive the Municipality's final 5% of State funding; and

WHEREAS, the Acting Borough Administrator and Chief Financial Officer have completed the Inventory and have provided the Board of Commissioners with a copy of said document; and

WHEREAS, a review of this Inventory has been discussed at the regular meeting of the Board of Commissioners on November 8, 2024.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners that the 2024 Best Practice Inventory results were discussed and be filed as required with the State of New Jersey.

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

**Resolution 2024-152**

**RESOLUTION AUTHORIZING A STORAGE CONTAINER LEASE AGREEMENT  
BETWEEN DEAL SEPHARDIC YOUTH CENTER INC AND THE LEASE  
AGREEMENT**

WHEREAS, this proposed site lease agreement, is subject to the approval of the Commissioner's of the Borough of Deal, is by and between the Borough of Deal, a New Jersey Municipal Corporation, having a mailing address at 190 Norwood Avenue, Deal, NJ, 07723 (hereinafter referred to as "Landlord" or "Owner") and the Deal Sephardic Youth Center, Inc. d/b/a Deal Sephardic Network having a mailing address at 244 Norwood Avenue, Oakhurst, NJ 07755, (hereinafter referred to as "Tenant" or "Lessee").

WHEREAS, Owner and Lessee propose to enter into a Site Lease Agreement (hereinafter, collectively, the "Agreement"), whereby Owner agrees to lease to Lessee certain Leased Premises, therein described, namely a storage container for Tenant's equipment and materials during the winter months at the Conover Pavilion Parking Lot; and

**WHEREAS,**

1. **TERM.** The term of this Lease shall commence November 9, 2024 and end on May 15, 2025. The Lease will not automatically renew each year.
2. **BASE RENT.** The total rent to be paid by Tenant to Landlord for the lease term shall be twenty-five hundred (\$2,500.00) Dollars.
3. **WHEREAS,** the Borough of Deal is not currently making use of site of the storage container; and

**WHEREAS,** the Borough believes that the lease of the container and its site is in the public interest of the Borough and the residents of the Town, particularly since it brings in revenue to the Borough to be applied towards services; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED,** that the Commissioner's of the Borough of Deal hereby determines that the Lease Agreement is beneficial to the Borough and hereby authorizes its administrator to execute all documents required to complete the Lease Agreement subject to the review and approval of the Borough attorney as to form and content.

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

Mayor Cohen offers the following Resolution:

**Resolution 24-153**

**AUTHORIZING THE POLICE DEPARTMENT'S RULES AND REGULATIONS  
UPDATE**

WHEREAS, Chapter V Police Department of the Revised General Ordinances of the Borough of Deal provides for Rules and Regulations for the Police Department in Section 6; and

WHEREAS, revisions to the Rules and Regulations of Section 6:1 titled, "The Department" have been developed by the Chief of Police and reviewed and approved by legal and police professionals.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of Deal that the revised Rules and Regulations of the Deal Police Department of the Borough of Deal recorded on this date be approved for use by the Police Department.

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

Mayor Cohen offers the following Resolution:

**Resolution 24-154**

**AUTHORIZING GERARD CHIRICOLO II TO ATTEND THE JANUARY 2025  
MONMOUTH COUNTY POLICE ACADEMY FOR CLASS II SPECIAL POLICE  
OFFICERS COURSE**

WHEREAS, Borough Ordinance 4-9 permits the appointment of Special Police Officers; and

WHEREAS, Police Chief Ronen Neuman has recommended the appointment of Gerard Chiricolo II as a Class II Special Police Officer in the Borough of Deal.

WHEREAS, Gerard Chiricolo II will be attending his course of instruction at the Monmouth County Police Academy.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Borough of Deal that Gerard Chiricolo II is hereby appointed to take the January 2025 course at the Monmouth County Police Academy for Class II Special Police Officers upon successful completion of a background check and psychological exam.

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

Commissioner Simhon offers the following Resolution:

**Resolution 24-155**

**RETAINING THE SERVICES OF BLOODGOOD LAW ENFORCEMENT TRAINING GROUP LLC. TO OFFER GUIDANCE AND ASSIST WITH THE POLICE PROMOTIONAL PROCESS**

WHEREAS, the selection process for the promotions to Captain and Lieutenant requires the guidance of a consultant in law enforcement to review the candidates' projects and assist with the promotional review board interviews for each candidate; and

WHEREAS, the consulting firm has vast experience in this field, the Borough has retained the services of Bloodgood Law Enforcement Training Group LLC, 109 W. Charter Ave, Hammonton, NJ 08037, to offer guidance and assist with the promotional process; and

WHEREAS, Bloodgood Law Enforcement Training Group LLC has agreed to assist with the promotional process at a cost not to exceed \$5,000.00.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners that police consulting service provided by Bloodgood Law Enforcement Training Group LLC will be paid upon the completion of the promotional process.

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

Mayor Cohen offers the following Resolution:

**Resolution 24-156**

**AUTHORIZING PATROLMAN DANIEL MAGUIRE TO ASSIST THE MONMOUTH COUNTY PROSECUTOR'S OFFICE**

WHEREAS, the Deal Police Department recognizes the importance of collaboration with the Monmouth County Prosecutor's Office to enhance public safety and law enforcement efforts; and

WHEREAS, Patrolman Daniel Maguire has been identified as a qualified officer to assist the Monmouth County Prosecutor's Office during a critical period; and

WHEREAS, it is in the best interest of the community to support this initiative by providing the necessary resources to Patrolman Maguire.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal that Patrolman Daniel Maguire of the Deal Police Department is hereby authorized to assist the Monmouth County Prosecutor's Office from November 4, 2024, through May 15, 2025; and

BE IT FURTHER RESOLVED that the Deal Police Department shall coordinate with the Monmouth County Prosecutor's Office to ensure effective collaboration during this period.

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

Commissioner Simhon offers the following Resolution:

**Resolution 24-157**

**AUTHORIZING THE PURCHASE OF DRIVE WALL EQUIPMENT AND LABOR FROM PUMPING SERVICE, INC.**

WHEREAS, the Borough of Deal, NJ is committed to maintaining and improving its sewer infrastructure for the benefit of its residents and the environment; and

WHEREAS, the Borough has identified the need for drive wall equipment and associated labor for the effective operation of the Sewer Plant; and

WHEREAS, Pumping Service, Inc., a recognized vendor and part of the Passaic Valley Sewage Commission of the North Jersey Wastewater Cooperative System, has submitted a proposal for the purchase and installation of drive wall equipment; and

WHEREAS, the total cost for the equipment and labor is \$27,498.25; and

WHEREAS, the Chief Financial Officer has confirmed that sufficient funds are available in the budget for this expenditure from line item C-08-56-256-001;

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

1. The Borough hereby authorizes the purchase of drive wall equipment and labor from Pumping Service, Inc. in the total amount of \$27,498.25.
2. The Mayor and the Acting Municipal Clerk are authorized to execute any necessary documents to effectuate this purchase.
3. This resolution shall take effect immediately.

**BOROUGH OF DEAL  
COUNTY OF MONMOUTH**

**RESOLUTION 24-158**

**RESOLUTION AUTHORIZING TRANSFER OF 2024 CURRENT FUND**

Commissioner Kassin offered the following Resolution:

WHEREAS, the Governing Body of the Borough of Deal has determined that it is necessary to make appropriation transfers of the respective sum appropriations in the 2024 Local Municipal Budget; and

WHEREAS, it has been determined that there is an excess in appropriations over and above the amount necessary to fulfill the purposes of said appropriations; and

WHEREAS, N.J.S. 40A:4-58 provides for appropriation transfers during the last two months of the budget year.

NOW, THEREFORE BE IT RESOLVED BY THE BOROUGH OF DEAL that the transfers between 2024 Budget Appropriations are made as follows:

**GENERAL APPROPRIATIONS**  
**FROM**

**TO**

**CURRENT FUND**

4-01-28-375-080- TREES	\$21,000	4-01-23-220-192- GROUP INS RETIREE
4-01-20-100-091- CREDIT CD CURRENT	\$4,500	4-01-25-240-042- TRAINING PD
4-01-28-375-080- TREES	\$5,000	4-01-25-240-090- MISC PD
4-01-20-100-091- CREDIT CD CURRENT	\$3,500	4-01-26-290-042- DPW TRAINING
4-01-20-100-092- CREDIT CD BEACH	\$20,000	4-01-28-380-013- SUMMER SALARY
4-01-26-290-014- DPW OT	\$10,000	4-01-26-305-014- SANITATION OT

**Total** **\$ 64,000**

**AUTHROIZE RESOLUTIONS (24-151) – (24-158)**

Moved by : Commissioner Simhon  
Seconded by: Commissioner Kassin  
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.

*Lieutenant Hulse gave a brief report concerning an investigation into metered lights vs. LED lighting. The Board of Commissioners engaged in a brief discussion concerning updating the wattage of light bulbs within the borough. Lieutenant Hulse will report back in the future with the cost of what the borough is currently paying in total for lighting.*

CORRESPONDENCE

Chief Ronen read for the record:

Authorizations:

- 1) Authorization to hold 2025 Beach Sweeps April 12<sup>th</sup> & Oct 18, 2025

*The Board of Commissioners approved the request.*

- 2) Issue with DPW taking children playsets from 11 Milan bulk pick up

*The Board of Commissioners approved the request.*

- 3) Deal Sephardic Youth Center Organization has applied for a Social Affairs Permit for an event at the DSN Nov. 21 5pm with a Rain Date of Nov. 24<sup>th</sup>

*The Board of Commissioners approved the request.*

- 4) Authorization to hold annual Midnight Festival Sat. June 28<sup>th</sup>, or Sat. August 9. or Sat. August 16

*The Board of Commissioners approved the request.*

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 October 30<sup>th</sup>.

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, 85 Norwood Avenue: Reported busses honking in front of her home & stopping traffic. Inquired what can be done about it. Thanked the Board of Commissioners for authorizing two-hour parking near her home.

Resident, 28 Richmond Avenue: Reported a lamp post on Richmond Avenue being dark, no lighting at the flag Monument on Deal Esplanade. Expressed concern with less residential lighting during the winter inquiring what can be done about it. Reported tiles at Centennial Park broke and

a bench needed for the public. Reported a tree dead across from 28 Richmond Avenue. Inquired why the borough does not provide leaf pick up service to residents.

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 24-159 in its entirety into the record.*

Executive (Closed) Session began at 10:00 am.

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

**Resolution 24-159**

**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 and Personnel Matters; 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.

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 10am.

There being no further business or comments, it was moved by Mayor Cohen and seconded by Commissioner Kassin that the meeting be adjourned at 10:02 am.

SC \_\_\_\_\_

DS \_\_\_\_\_

JK \_\_\_\_\_

Respectfully Submitted,

\_\_\_\_\_  
Ronen Neuman,  
Acting Municipal Clerk/Administrator

APPROVED: 12.13.2024