

MARCH 9, 2026

The Caucus Meeting of Mayor and Council of the Borough of Runnemede was held on the above date in the meeting room of the Borough Hall, 24 N. Black Horse Pike, Runnemede, NJ. The meeting was called to order at 5:02 PM. The following members were present at roll call: Mayor Kappatos, Council members: Kelly, Farrell, Murray & White. Absent: Passio & Cepero; Also Present: Borough Solicitor: Excused; Borough Engineer: Steven Bach; CFO: Excused; Additional Attendee(s): Chloe Bach, Bach Associates.

STATEMENT: Mayor Kappatos read the notice of this meeting pursuant to the "Open Public Meetings Act."

PUBLIC HEARING

ORDINANCE 26-05 TO AMEND THE CODE OF THE BOROUGH OF RUNNEMEDE, IN THE COUNTY OF CAMDEN, STATE OF NEW JERSEY TO AMEND THE BOROUGH CODE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Mayor Kappatos stated that it was now time to hold the public hearing as advertised and declared the meeting open to the public. There being no one from the public wishing to speak, a motion was made by Kelly, seconded by White, to close the public portion. The motion carried and Mayor Kappatos declared the public portion closed.

A motion was made by Murray, seconded by Kelly, to adopt the ordinance on second and final reading as advertised, according to law. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Kelly, Farrell, Murray & White. Nays: None. Abstentions: None. Absent: Passio & Cepero. Mayor Kappatos declared Ordinance 26-05 adopted.

Mr. Cepero arrived at 5:04.

ORDINANCE 26-06: ADOPTING AN AMENDMENT TO THE BOROUGH OF RUNNEMEDE CAMDEN COUNTY NEW JERSEY NINTH AVENUE REDEVELOPMENT PLAN TO INCLUDE INCLUSIONARY AFFORDABLE MULTIFAMILY HOUSING ON BLOCK 135, Lots 43.05 & 43.06 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Mayor Kappatos stated that it was now time to hold the public hearing as advertised and declared the meeting open to the public. There being no one from the public wishing to speak, a motion was made by Kelly, seconded by Murray, to close the public portion. The motion carried and Mayor Kappatos declared the public portion closed.

A motion was made by Farrell, seconded by Murray, to adopt the ordinance on second and final reading as advertised, according to law. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Kelly, Farrell, Murray, Cepero & White. Nays: None. Abstentions: None. Absent: Passio. Mayor Kappatos declared Ordinance 26-06 adopted.

ORDINANCE 26-07: ADOPTING AN AMENDMENT TO THE BOROUGH OF RUNNEMEDE CAMDEN COUNTY NEW JERSEY REDEVELOPMENT PLAN FOR THE ENTIRETY OF BLOCKS 40- 52; 32-39; 21-23; 25; 27-29 TO INCLUDE INCLUSIONARY AFFORDABLE MULTIFAMILY HOUSING ON BLOCK 42, LOTS 1, 1.01, 1.03, 1.04, 1.05, 2 & 2.01 TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT REGARDING COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

Mayor Kappatos stated that it was now time to hold the public hearing as advertised and declared the meeting open to the public. There being no one from the public wishing to speak, a motion was made by Kelly, seconded by Cepero, to close the public portion. The motion carried and Mayor Kappatos declared the public portion closed.

A motion was made by Kelly, seconded by Cepero, to adopt the ordinance on second and final reading as advertised, according to law. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Kelly, Farrell, Murray, Cepero & White. Nays: None. Abstentions: None. Absent: Passio. Mayor Kappatos declared Ordinance 26-07 adopted.

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RESOLUTIONS

CONSENT AGENDA: The following resolutions were a part of a consent agenda. Mayor Kappatos gave a brief overview of each resolution. A motion was made by Kelly, seconded by White, to adopt the resolutions. The motion carried and Mayor Kappatos requested a roll call vote with the following results: Ayes: Kelly, Farrell, Cepero, Murray & White. Nays: None. Abstentions: None. Absent: Passio. Mayor Kappatos declared the resolutions adopted.

RESOLUTION 26-51: Adopting Operating Manual For The Administration Of Owner Occupied And Rental Rehabilitation Programs

RESOLUTION 26-52: Authorizing Adoption Of A Fourth Round Affordable Housing Trust Fund Spending Plan

RESOLUTION 26-53: Endorsing The Township's Amended Housing Element And Fair Share Plan

RESOLUTION 26-54: Authorizing The Borough Engineer To Make An Application And The Mayor To Execute A Camden County Community Development Block Grant Agreement For Program Year 2026

GOOD AND WELFARE

Ms. Kelly asked for clarification regarding the affordable housing requirements. Mr. Bach briefly discussed the program's purpose and processes.

There being no one else wishing to speak, a motion was made by Kelly, seconded by Cepero to close the good and welfare portion of the meeting. The motion carried and Mayor Kappatos declared that portion of the meeting closed.

ADJOURNMENT:

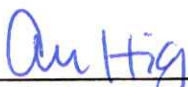
There being no further business to come before Mayor and Council, a motion was made by White, seconded by Murray, to adjourn the meeting. The motion carried and Mayor Kappatos declared the meeting adjourned at 5:14 pm.

Approved by:



Nick Kappatos, Mayor

Attest:



Amanda Higareda, Deputy Borough Clerk