

**BOROUGH OF SAYREVILLE
MAYOR & BOROUGH COUNCIL**

**AGENDA - COMBINED MEETING
Monday, April 7, 2014**

1. CALL TO ORDER - Time _____

- a) Short Prayer & Salute to Flag

- b) Statement of Publication

- c) Roll Call:

- d) Approval of prior Minutes of the Mayor and Borough Council:

(Motion to approve, subject to correction if necessary)

- February 10, 2014 - Combined Meeting & Closed Session
- February 20, 2014 - Receipt of Bids (Ernstson Rd. Tank Rehabilitation)
- February 24, 2014 - Combined Meeting & Closed Session
- March 11, 2014 - Receipt of Bids (Water Dept. Maint. Services)
- March 20, 2014 - Receipt of Bids (Heil Replacement Parts)

2. PRESENTATIONS: - CPV Shore - Donation in the amount of \$25,785.

(resolution required accepting the donations)

3. OLD BUSINESS

- a) Public Hearing on the following Ordinance(s): **NONE**

- b) **PUBLIC HEARING ON THE 2014 MUNICIPAL BUDGET**

- Mun. Clerk reads notice of approval and advertising of the Public Hearing.

- Mayor Announces:

Anyone that has not secured a copy of the Budget may do so now and I hereby open the Public Hearing on the 2014 Budget to any interested resident.

Questions must be confined solely to the Municipal Budget before us.

School or County matters are not proper subjects of this hearing and cannot be discussed or answered here tonight.

- **CLOSE PUBLIC PORTION** (Motion/Roll Call)

**4. RESOLUTION AMENDING THE 2014 MUNICIPAL BUDGET
AND SCHEDULING PUBLIC HEARING**

- RESOLUTION #2014- _____

5. NEW BUSINESS:

- a) Introduction of the following Ordinance(s):

ORDINANCE #254(A) - 14

**AN ORDINANCE AMENDING ARTICLE III OF
CHAPTER XXVI, LAND DEVELOPMENT, OF THE
REVISED GENERAL ORDINANCES OF THE
BOROUGH OF SAYREVILLE TO CREATE**

R-7B INFILL OVERLAY RESIDENTIAL ZONE DISTRICT

(Planning & Zoning Committee – Public Hearing April 28, 2014)

ORDINANCE #255-2014

**AN ORDINANCE AMENDING
CHAPTER XXVI, LAND DEVELOPMENT, OF THE
REVISED GENERAL ORDINANCES OF THE
BOROUGH OF SAYREVILLE TO CREATE**

B-4 GENERAL/VILLAGE RESIDENTIAL ZONE DISTRICT

(Main Street)

(Planning & Zoning Committee – Public Hearing April 28, 2014)

AGENDA – APRIL 7, 2014

ORDINANCE #256-14
AN ORDINANCE OF THE BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ESTABLISHING AN
ENERGY AND NATURAL GAS AGGREGATION PROGRAM

(Co. Novak, Sponsor – Public Hearing April 28, 2014)

b) Other

6. CONSENT AGENDA/RESOLUTIONS

PUBLIC PORTION ON CONSENT AGENDA ITEMS ONLY

(Mayor opens the meeting to the Public for questions and comments on Consent Agenda Resolutions Only)
(Motion to Close Public Portion and adopt Consent Agenda Resolutions on Roll Call Vote)

2014-96 Resolution Approving Bills for Payment

2014-97 Resolution supporting the Distracted Driving 2014 Crackdown of April 1-21, 2014.

2014-98 Resolution supporting New Jersey State Funding for Tobacco-Control Cessation and Prevention Programs.

2014-99 Authorization to extend contract for Water Department Chemicals for a one year term at no increase in price to:

- Coyne Chemical – Citric Acid
- Univar USA, Inc. – Sodium Hydroxide (Caustic Soda) & Sulfuric Acid.

2014-100 Authorization to waive all charges for water usage by the contractors engaged in the demolition of buildings in connection with the Blue Acres program.

2014-101 Authorizing the execution of a Memorandum of Agreement and bargaining agreement with Sayreville Assoc. of Municipal Supervisors (SAMS) for the years 2013, 2014, 2015, 2016.

2014-102 Approving a Person to Person Transfer of PRCL #1219-33-012-008
From: Pub 35, LLC To: Ale House Tavern & Tap, LLC (conditions)

2014-103 Resolution awarding the contract for the Water Department Maintenance Services to A.C. Schultes, Inc of Woodbury Heights for their low bid price of \$140,700.

2014-104 Authorizing the extension of the contracts for Water Department Chemicals, for an additional one year term at the current price.

- Citric Acid - Coyne Chemical
- Univar USA, Inc.- Sodium Hydroxide (Caustic Soda) & Sulfuric Acid

2014-105 Resolution Memorializing the appointment of DeCotiis, FitzPatrick & Cole, LLP as Special Counsel – Special Litigation for the Borough of Sayreville.

2014-106 Resolution Memorializing the appointment of James P. Hoebich, JMC, Municipal Judge, filling the 3 year unexpired term for the Borough of Sayreville.

- **RESOLUTIONS TO BE READ IN FULL & VOTED ON:** - **none**

Business Session Agenda – April 7, 2014

7. COMMUNICATIONS & COMMITTEE REPORTS

* DISPOSITION:

- ADMINISTRATIVE & FINANCE – Councilman Buchanan

a) **Minutes & Departmental Reports:**

Move the following Minutes and or Reports be Received & Filed:

- Board of Education Minutes of March 18, 2014
- Receive & File

b) Received the following **application(s) for Bingo/Raffle Licenses from:**

- 1) **RJC Charities, Inc.**, to conduct an On-Premise 50/50 and an On Premise Draw on June 22, 2014 at 820 Washington Rd., Parlin- RA:1866 & 1867.
- 2) **Whiskers Rescue, Inc.** to conduct an On-Premise Draw (Tricky Tray) and an On-Premise 50/50 on June 20, 2014 at the VFW, Jernee Mill Rd.-RA:1868 & 1869.
- 3) **Samsel Upper Elementary School PTO** to conduct an Off-Premise Draw On May 21, 2014 at the SUES - RA: 1870.

- (motion to) Approve/Disapprove

c) **2014 Tax Appeal(s) received from:**

Plaintiff/Petitioner	Block	Lot	Address
Daniel Trocchia & Frank Santa	34.07	17	63 Such Street
Rajnikant & Kokila Sheth	200.01	18	2 Battista Court
881 Sayreville TIC 1, LLC-ETALS	246	2.11	881 Main Street
Fred Puchala	136	28.09	18 Downs Drive
Verizon	439.01	5	934 Route 9
Enchante Realty Associates, LLC	326.01	2	500 Kennedy Drive
Joseph & Joan Darold	131	358	96 North Edward Street
Amboy-Madison National Bank	96	29	Washington Road
Ramesh Shah	212.02	7.23	23 Rosewood Court
Anna & Jaroslaw Haljko	442.19	12	3 Truchan Street
Marco Paredes	224	114	11 Fifth Street
Christine Nandor	142	113.02	14 East Kupsch Street
Elaine Ciecko	142	76	43 Hart Street
Vera Katz	451.02	14	11 Wiczorkowski Avenue
Towne Lake East Homeowners Association	136	168	Orta Court
Towne Lake East Homeowners Association	136.13	1	Connett Drive
Towne Lake East Homeowners Association	136	189	Skurka Court
Towne Lake East Homeowners Association	136.15	74	Sayreville Blvd. South
Towne Lake East Homeowners Association	136.15	75.01	Sayreville Blvd. South
Towne Lake East Homeowners Association	136	136	Sayreville Blvd. South
Towne Lake East Homeowners Association	136.14	7	Sayreville Blvd. South
Towne Lake East Homeowners Association	136	100	Sayreville Blvd. South
Michael Vail	276	8	7076 Highway 35 & 9
GJM Bordentown, LLC-etals	014	0001	4000 Bordentown Avenue
Liam Coghlan	169.25	4	361 Main Street
Torsiello Construction & Mgmt	427.01	1	2045-2047 Highway 35
B & C Enterprises, LLC	277	12	7061 Highway 35 & 9
WJS	423	2.01	2028 Highway 35
Bruce & Cathy Wojciechowski	133	77	160 Pulaski Avenue
Bruce & Cathy Wojciechowski	83.16	28	69 Zaleski Drive
Maria Peters	442.12	108	79 Haven Terrace
D & A Investment Group	169.2	2	309 Main Street
C & K International, LLC	326.01	5	2600 Main Street
Pablo & Digna Cedeno	73.01	3	11 Baumer Road

<u>April 7, 2014 – Business Session</u> <u>Tax Appeals, con't</u>			
Yumei & Shou-Hsiung Lin	439.01	8	978 Route 9
Edward Casey	531	65.01	10 Watson Road
POL-MIC, Inc.	29.04	2	3145 Bordentown Avenue
Venerando & Fe Taraya	200.04	4	5 Battista Court
Benenati Jr., Nicholas G & Barbara	524	16	5 Andrew Ct
Boschtsch, Anita (Modzelewski)	347.06	218	55 Horseshoe Rd
Weiser, Cory & Julie	188	5.03	46 Brookside Ave.
Aroche-Carrera, Jorge	291	651	22 Eulner St.
Plantin, Rodmyr & Donna	202.05	8	13 Glynn Ct.

- Forward to Tax Counsel

- d) **Application for Social Affair Permit received Fire Fighters Law Enforcement Brother Hood Motorcycle Club (FLEBHMC)**
to sell beer at a fund raiser on May 4, 2014 At Burkes Park, all proceeds to be donated to the Jimmy Moran Memorial Fund.
- motion to Approve/Disapprove
- e) **Authorization for Resolution to renew Liquor License #1219-33-018-009 Marullo 2, LLC** (pocket license) as the Licensing Authority has received a Tax Clearance (on line) from the State ABC, Division of Taxation allowing the renewal of the 2013-2014 License Term.
- Need Authorization for Resolution approving the Renewal - motion to Approve/ Disapprove
- f) **Authorization for Resolution to renew Liquor License #1219-33-031-005** Shiv Akshar, LLC (pocket license) as the Licensing Authority has received a Special Ruling from the Division of Alcoholic Beverage Control to permit the renewal for the 2012/2013 and 2013/2014 License Term.
- Need Authorization for Resolution approving the Renewal - motion to Approve/ Disapprove
- g) Committee Reports -
1) _____
- motion to Approve/ Disapprove
- **PLANNING & ZONING – Councilman McGill**
- a) **Minutes & Departmental Reports:**
Move the following Minutes/Reports be Received & Filed:
- Planning Board Minutes of March 19, 2014
- Board of Adjustment Minutes of February 26, 2014 - Receive & File
- b) Received the following **Planning Board Resolution** which was **Memorialized on March 19, 2014:**
-Bass Pro Shops Major Subdivision/Site Plan Sayreville Seaport Assoc., LLP, Chevalier Avenue Block 62.02, Lot 20&22; Block 257, Lots 3.04 & 3.052; Block 257.01, Lots 1, 1.01, 1.10, 4, 5, 6 & 30.02; Block 257.02, Lot 1; Block 275.02, Lot 1.
- (move to) Receive & File.
- c) **Notice to Adjacent Property Owner(s)** on applications appearing before the following Boards:
1). Planning Board on April 16, 2014
- The Attorney for Raritan International Center, LLC for Preliminary Site Plan Approval amending and modifying a previously granted approval to permit modifications to the previously approved façade and main structure of the Shopping Center, located at 426 Raritan Street. -Receive & File
- d) **Application** received from Bowen Engineering Corp. to locate Three (3) Temporary Office, One (1) Construction and One (1) Storage trailers on **NRG REMA, LLC, 1 River Rd., Block 174, Lot 1.** - Need Authorization for Resolution - (move to) Approve/Deny
- e) Committee Report: 1) _____

April 7, 2014 – Business Session Agenda

- PUBLIC SAFETY – Councilman Rittenhouse

a) Minutes & Departmental Reports: None

b) **Fire Dept. Equipment Travel Request** received from Sayreville Engine Co. No. 1 to attend a 100th Anniversary Parade at Seaside Park Marina on June 7 from 10 am- 5pm.

- (move to) Approve/Deny

c) Request received from **Sayreville Memorial Post #4699 – VFW** for permission to attend the April 28, 2014 Council meeting to help kick off their Buddy Poppy Drive throughout Sayreville. - Approved & Proclamation

d) Discussion on the proposal received from Kenneth I. Nowak, Esq. of the Zazzali, Fagela, Nowak, Kleinbaum & Friedman as **Special Counsel for ABC Matters.** _____

e) Committee Reports-

1) _____

- RECREATION – Councilwoman Eicher

a) Minutes & Departmental Reports: NONE

b) Application for **Special Event Permit** received from:

1) **Sayreville Emergency Squad, Inc.** to conduct a **Flea Market/ Garage Sale events** on April 13, May 17, June 21, July 19 Aug 16, Sept. 20 and Oct. 18, 2014 from 7 am- 4 pm. Proceeds to be used for Supplies and Equipment.

2) **St. Stanislaus Kostka RC Church**, to conduct their annual Parish Carnival on June 18-21, 2014 from 5 pm-midnight with proceeds to be used for the upkeep of school and church.

1) Approve/Disapprove

2) Approve/Disapprove

c) Committee Reports:

1) _____

- WATER & SEWER/ENVIRONMENTAL – Councilman Melendez

a) Minutes & Departmental Reports: None

b) Committee Reports-

1) _____

- PUBLIC WORKS – Council President Novak

a) Minutes & Departmental Reports: None

b) Committee Reports:

1) _____

- MAYOR – Kennedy O'Brien

- **BUSINESS ADMINISTRATOR – Daniel E. Frankel**

- **Admin. & Finance**

- a) Authorization to award contract for Professional Services to **the Sockler Realty Services Group, Inc.** to provide appraisal services and reports covering the following properties:
 - Gold Rock, LLC. 4500 Bordentown Avenue
 - GJM Bordentown, LLC, 4000 Bordentown Avenue
 - Columbia Bank, 270 Main Street
 - Enchante Realty Assoc., 500 Kennedy Drive
 - DCH Investments, Inc., 955 Rt. 9
- b) Discussion on recommendations from Open Space Committee regarding various properties on Cheesequake Road to be placed into the Recreation and Open Space Inventory.
 - Block 32.03, Lot 83, Cheesequake Road
 - DuPont Land Donation, Cheesequake Road
- c) Request received from NJ Natural Gas Co. for authorization to enter into a new easement and right of way agreement for the purpose of upgrading their pipeline and changing the existing alignment.
- d) Discussion on the placement of GPS devices in all borough vehicles, see enclosed report.

- **Planning & Zoning**

- **Public Safety**

- **Public Works**

- a) Authorization to award contracts for the following:
 - Irrigation System spring start up and winterization to Spring Irrigation Co., Inc. for the quote of \$2,150., Plus hourly rate for parts and labor for all needed repairs.
 - Heil Replacement Parts to Mid Atlantic Waste Systems, Chester, PA on their low bid price as contained in their contract documents for an as needed basis.
- b) Authorization for the Borough Engineer to conduct a drainage study on Lee Avenue.

- **Recreation**

- a) Request for a Resolution authorizing **all municipal fees be combined** (including Special Event and Food Handlers) into one general fee of \$300 for all vendors for participation in the Independence Day Celebration. This action does not eliminate the requirements for each vendor to obtain such necessary permits.

- **Water & Sewer**

- **Personnel**

- a) Request for approval changing two employees in the Construction office from Clerk 1 to Clerk 2 Titles.

- **Executive Session Items**

- Personnel
- Contract Negotiations
- Possible Litigation

April 7, 2014 – Business Session Agenda

- **C.F.O.- Wayne Kronowski**
 - a) Bill List Resolution
 - b) Purchasing Policy (Resolution)
 - c) Authorization to advertise for bids for Plumbing Services. (Resolution)
 - d) Budget Update
- **BOROUGH ENGINEER - Jay Cornell**
 - a) Improvements to Ernston Road – Receipt of Bids (Verbal Report)
 - b) War Memorial Park Walking Path Replacement – Receipt of Bids (Verbal Report)
- **BOROUGH ATTORNEY - Michael DuPont**

8. PUBLIC PORTION

Mayor will open to public.

Motion to close public portion.

9. EXECUTIVE SESSION –

- **Motion** to Enter into Closed Session - Roll Call

- **Motion** to Reconvene

10. ADJOURNMENT Motion-Roll Call