

Council President Buchanan called the Agenda Meeting to order at 9:40 PM followed by a salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Session Meeting being held on Monday, April 8, 2019 has been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune, notifying the Star Ledger and the Sentinel Publishing Co., posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Buchanan, Dalina, Enriquez, Kilpatrick, McGill, Novak.

Absent: Mayor Kennedy O'Brien

Others Present: Daniel Frankel, Business Administrator
Denise Biancamano, C.F.O./Treasurer
Theresa A. Farbaniec, Municipal Clerk
Michael DuPont, Borough Attorney
Jay Cornell, P.E., Borough Engineer

Others Absent: None

- **OLD BUSINESS:**

(FYI Only, No need to read).

If the following Ordinance(s) were introduced at the Council meeting they will be listed for Public Hearing and Adoption on May 13, 2019.

ORDINANCE 448-19

AN ORDINANCE OF THE BOROUGH OF SAYREVILLE AMENDING AND SUPPLEMENTING ARTICLE III, OF CHAPTER XXVI LAND DEVELOPMENT, OF THE CODE OF THE BOROUGH OF SAYREVILLE TO ESTABLISH NEW AFFORDABLE HOUSING DISTRICTS (AH-1, AH-2) AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

ORDINANCE #449-19

AN ORDINANCE OF THE BOROUGH OF SAYREVILLE AMENDING AND SUPPLEMENTING ARTICLE III, OF CHAPTER XXVI LAND DEVELOPMENT, OF THE CODE OF THE BOROUGH OF SAYREVILLE TO ESTABLISH NEW AFFORDABLE HOUSING DISTRICTS (AH-3) AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO

ORDINANCE #450-19

AN ORDINANCE SUPPLEMENTING AND AMENDING ARTICLE III OF CHAPTER XXVI, LAND DEVELOPMENT, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO PERMIT AFFORDABLE ACCESSORY APARTMENTS IN THE OFFICE/SERVICES OVERLAY ZONE

ORDINANCE #451-19

AN ORDINANCE ADOPTING THE RIVER ROAD REDEVELOPMENT PLAN AMENDMENT

- **NEW BUSINESS:**

• **COMMUNICATIONS & COMMITTEE REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman McGill**

A) **Minutes & Departmental Reports: (None)**

B) Applications received for **Bingo/Raffle Licenses** from the following Organizations:

- 1) **RAS St. Stanislaus R.C. Church** to conduct Off-Premise Merchandise Raffle on September 1, 2019 (RA:2265).
- 2) **Emma L. Arleth Elementary School PTO** to amend their On-Premise 50/50 and an On Premise Draw Raffle (Tricky Tray) to a revised date of April 27, 2019 (RL:2213 & 2214).

- B 1&2) Approved.

C) Received **Tax Appeals** from the following:

- 1) Burlew Enterprises, LLC, covering Block 439.02-02, Lot 20, 20 Burlew Place.
- 2) McDonalds Corp, Jabo Two, Inc., Block 439.01, Lot 6.02, 970 Route 9
- 3) Sayre., PO, LLC by USPS, Tennant-Taxpayer, Block 154.01, Lot 45, 90 Main St.
- 4) Levy, I&S&L Wen by USPA, Tennant-Taxpayer, Block 42, Lot 1.02 Washington Road.
- 5) Dawn Zollinger, Block 80, Lot 67, 208 Washington Rd.
- 6) Dawn Zollinger, Block 200.02, Lot 1, 25 Snyder Avenue, Sayreville
- 7) Rupal, Nitinkumar & Sagar Shah, Block 73.01, Lot 30, 50 Roma St.
- 8) Charibel Lopez Abreu, Block 200.01, Lot 9, 67 Douglas St.
- 9) Verizon Jew Jersey, Inc., Block 9999, Lot 1, 19 Sayreville
- 10) Joseph Simon, Block 347.06, Lot 218-283, 55 Horseshoe Rd., Sayreville
- 11) Mohammed & Ghadir Alzindani, Block 64, Lot 21, 21 Jernee Mill Rd.
- 12) Jayesh & Alpabahen Mehta, Block 32.18, Lot 1, 2 School Dr.
- 13) Kirtikant & Kiran Plaza, Block 225, Lot 98, 11 Sixth St.
- 14) Robert Geist, Block 129, Lot 147, 73 Pulaski Ave.
- 15) TABI Home, LLC, Block 449, Lot 6.04, 56 Upperbrook Court
- 16) Zareba, Jacek & Renata, Block 32.09, Lot 4.02, 19 Ernston Road

- Referred to Tax Counsel

D) Authorization for the Tax Collector to refund 2017 taxes in the amount of \$2,919.45, 2018 taxes in the amount of \$7,001.13 and 2019 taxes in the amount of 875.00 and cancel all subsequently billed taxes, covering 49 Frederick Place, Block 442.11, Lot 215, due to the approval of 100% **Disabled Veteran Tax Exemption**, effective July 31, 2017.

D) Approved/Resolution.

E) Committee Reports:

- 1) _____

➤ **PLANNING & ZONING – Councilman Dalina**

A) **Minutes & Departmental Reports: (None)**

B) **Notice to Adjacent Municipality/Property Owner -**

- 1) Notice of **Application before the Sayreville Board of Adjustment** on April 24, 2019 from Kathy Prusarczyk for a variance for a 4' X 28' porch, and a 11' X 15' rear addition which both encroaches front and side setbacks.

- B1) Receive & File

- 2) Notice of an application before the Planning Board on April 10 from Leona Mary Ott Daniels, Estate of Leon Ott for a Minor Subdivision of Block 29, Lots 4.05 & 4.06, 3221 Bordentown Avenue to get approval for a buildable lot to construct a single family home. Also seeking build variances and zoning waivers.

- B2) Receive & File

- 3) Notice of Ordinance adoption received from Twp. of East Brunswick to amend their Chapter 228 Zoning.
- B3) Receive & File

C) Committee Reports: 1) Progress.

➤ **PUBLIC WORKS – Councilwoman Novak**

A) **Minutes & Departmental Reports: (None)**

B) Committee Reports:

- 1) Co. Novak reported that she, Bernie, Dept. Supervisors and, the engineer met to discuss the finalization of last years' road improvements for this year and what we can afford for next year. She said they are getting a priority list together.

➤ **RECREATION – Councilman Enriquez**

A) **Minutes & Departmental Reports: (None)**

B) Committee Reports:

- 1) Progress.

➤ **WATER & SEWER/ENVIRONMENTAL – Councilwoman Kilpatrick**

A) **Minutes & Departmental Reports: (None)**

- B) Letter of retirement received from **Bruce Totten**, effective April 1, 2019.
- Receive & File (previously taken care of).

- C) Notice received from the NJDEP of an application filed with the DEP from the Middlesex County Utilities Authority for plan approval of to divert a max. of 357.1 gallons of water during any month at a max. rate of 8,0000 gal/min. to trenches, sumps points located at the MCUA pump station.

- Receive & File

- D) Notice received from the NJDEP on a Public Hearing for the FY2019 Annual Fee

Report for the Period of July 1, 2018 – June 30, 2019, will be held on May 1, 2019
at 1PM in Trenton.

- Receive & File

- E) Committee Reports: 1)Co. Kilpatrick reported on a very large water main break the Borough had today very near the middle school causing the Middle and High School to close because of it. She said the road was closed from Deerfield to Ernston. Thanked the Water Dept. for their hard work on this and all water main breaks.

➤ **PUBLIC SAFETY – Council President Buchanan**

A) **Minutes & Departmental Reports: (None)**

- B) Request received from **Sayreville Memorial Post #4699 – VFW** for permission to attend the April 22, 2019 Council meeting to help kick off their Buddy Poppy Drive throughout Sayreville.

- Approved/Proclamation

- C) **Coin toss requests** for the corner of Washington & Ernston Road received from:

- 1) Sayreville Soccer Club on Aug. 24 & 25, 2019 from 10-2pm.

C) - Approved

- D) Application for **Firefighter membership** of Randy A. Litz was approved by Engine Co. No. 1 at their April 1, 2019 meeting.

D) - Approved

E) Request from **Morgan First Aid Squad** to conduct their annual door to door fund drive during the month of May, 2019.

E) - Approved

F) Committee Reports:

1) Council President Buchanan said that in order to bolster the Raritan Street Park and Ride he suggested to offer a free month to anyone who is a new applicants. Discussion followed.

Decision was that they offer buy one month get one month free to all new applicants at the Raritan Street Park and Ride facility, beginning with May. So Buy May, 2019 get June 2019 Free. All agreed.

2) Requested a meeting be scheduled for April 15th at 6:00 PM for the EMS Subcommittee, Fire and First Aid Squads to meet. Approved. Mr. Frankel said that he still needs wording on the Bariatric clause in the RFP, if someone has.

Pershing Avenue Sub-committee meeting on April 15th at 7:30. Public in the area to be notified.

➤ **MAYOR – Kennedy O’Brien**

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

- Admin. & Finance

- Planning & Zoning

1) Authorization to appoint Joan Kemble and Elizabieta Kuras as Keyboarding Clerk 2, effective May 1, 2019 (Title Change).

- Resolution.

2) Authorization to renew the Shared Service Agreement with the Borough of Helmetta for the Borough of Sayreville to continue to assume the operation

of the Zoning and Construction activities for the Borough of Helmetta for a term of four (4) years with one year automatic four (4) year renewal.

- Resolution.

3) Authorization to extend HVAC & Boiler Repair, Maintenance and Replacement contract to Titan Mechanical Services, LLC for an additional two year term.

- Resolution.

- Public Safety

Police

1) Authorization to promote the following ten individuals in the Police Dept.

- | | |
|---------------------------------|--------------------------------|
| - Captain Patrick Kiernan | - Lieutenant Alfred Gawron |
| - Lieutenant William Kilcommons | - Lieutenant Sean O’Donnell |
| - Sergeant Joseph Monaco | - Sergeant Jason Mader |
| - Sergeant Michael Theile | - Sergeant Joseph Przybylowski |
| - Sergeant Dave Wilkins | - Sergeant Matthew Atlak |

- Resolution.

2) Authorization to amend the current Police Table of Organization to add the following Positions to the Uniform Division:

- Lieutenant of Community Outreach and Special Projects Service Bureau
- Sergeant of Community Outreach and Special Projects Service Bureau

- Councilwoman Novak expressed her concern that this would short two more officers on the road. Need to discuss the financial aspects of this change.

Requested that we hold off until next meeting until we have all the costs and figures.

- Re-list on the April 22 agenda Ordinance for the first meeting in May.

- ** 3) Authorization to recertify police patrolman's list from the Dept. of Personnel.
- Approved.

Council President asked the Business Admin. to talk to the Police Chief about Transfers.

- Public Works

- 1) Authorization to appoint Mary Jean Bilotti, Omni Bus Operator, Per Diem
– Office on Aging, effective May 1, 2019.

- Resolution.

2) Discussion on the Buy A Bench Program. He said that the cost of the bench itself is \$635. Plus plaque and installation/labor.

- Business Admin. to come back with figure.
- Councilwoman Kilpatrick commented on the really poor shape of the benches and picnic tables at Burkes Park. She asked that they be look at.

- Recreation

- Water & Sewer

- **C.F.O. – Denise Biancamano - None**
- **BOROUGH ENGINEER -Jay Cornell - None**
- **BOROUGH ATTORNEY - Michael DuPont -**
- **EXECUTIVE SESSION – No Items**
- **PUBLIC PORTION**

At this time Council President Buchanan opened the meeting to the public for any and all questions or comments.

Those appearing were:

- James Robinson, 11 Borelle Square
Asked what the Affirmative Marketing Plan was for Sayreville and what the Riverton Redevelopment Plan was.
Response by the Borough Attorney. He said that the New Special Master for COAH had some administrative grammatical changes and wanted to see them be amended and this is why they are before the Council again. He also said that the changes are attached to the Ordinance for Riverton.
Jim Robinson asked for a copy.

Jim commented about a parcel of property adjacent to the wellfields, before the train trestle and before Julian Capik Nature Preserve where there were trucks parking and it seemed to be some sort of truck parking operation going on, some being tankers. He indicated that this was Old Bridge property but adjacent and over our wellfields.

Business Admin. to call Old Bridge.

There being no further questions or comments. Councilwoman Novak moved the public portion be closed. Seconded by Councilman Dalina..

Roll Call: Voice Vote, all Ayes.

➤ **ADJOURNMENT**

No further business. **Councilwoman Novak moved to adjourn the Agenda Session. Motion was seconded by Councilwoman Kilpatrick.**

Roll Call – Voice Vote, all ayes. Carried.
Time: 10:12 P.M.

Respectfully Submitted,

Theresa A. Farbaniec, RMC
Municipal Clerk

Date Approved: _____