

Mayor O'Brien opened the Agenda Meeting at 10:04 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, September 11, 2017 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, Grillo, Kilpatrick, Lembo, Melendez, Novak

Absent: None

Others Present: Mayor Kennedy O'Brien  
Daniel E. Frankel, Business Administrator  
Wayne A. Kronowski, C.F.O./Treasurer  
Theresa A. Farbaniec, Municipal Clerk  
Michael DuPont, Esq., Borough Attorney  
Jay Cornell, P.E., Borough Engineer

Others Absent: None

• **OLD BUSINESS:**

**ORDINANCE NO. 363-17**

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY TO SUPPLEMENT AND AMEND CHAPTER XXXV, ENTITLED "AFFORDABLE HOUSING ORDINANCE", TO IMPLEMENT THE BOROUGH OF SAYREVILLE HOUSING PLAN ELEMENT AND FAIR SHARE PLAN**

Planning & Zoning – Public Hearing, September 25, 2017  
(Previously introduced on May 22, 2017 and withdrawn on Aug. 21, 2017)

**ORDINANCE 366B-17 As Amended**

**AN ORDINANCE SUPPLEMENTING AND AMENDING ARTICLE III OF CHAPTER XXVI, LAND DEVELOPMENT, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO PERMIT INCLUSIONARY MULTI-FAMILY DWELLINGS WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT DISTRICT OPTION**

(Planning & Zoning – Public Hearing, September 25, 2017)

• **NEW BUSINESS: None**

**COMMUNICATIONS & COMMITTEE REPORTS**

• **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

A) **Minutes & Departmental Reports:**

Councilwoman Novak moved the following Minutes/Reports be Received & Filed:

- 1) Sayreville Board of Education minutes of July 18, 2017.  
- Seconded by Council President Buchanan.

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

- 1) **Sayreville Senior Citizens Association** – Application for Special Bingo License effective Oct. 11, 2017– Oct. 11, 2019.  
- Approved.

- C) Application received for Pool & Billiard Parlor from Snookers, LLC, 960 Route 9 South, South Amboy, NJ to license 19 pool tables.  
- Approved.

- D) Notice received from **JCP&L on a petition filed with the BPU and Public Hearing scheduled** regarding proposed increase in remediation adjustment clause to be held on September 18, 2017.  
- Receive & File

- E) Notice of retirement received from Marcus McManus as Omnibus Driver in Office on Aging effective October 1, 2017.  
- Receive & File

- F) Committee Reports – Councilwoman Novak:  
1) Reported the Pulaski Avenue funding ordinance would be introduced at the next meeting.  
Mayor O'Brien asked that there be funding in place for next year for the paving of Kulas Lane.

• **PLANNING & ZONING – Councilman Lembo**

A) **Minutes & Departmental Reports:**

Councilman Lembo moved the following Minutes/Reports be Received & Filed:

- 1) Planning Board minutes of August 2, 2017.
- 2) Middlesex County Planning Board minutes of June 13, 2017.

- Seconded by Council President Buchanan.

- B) Notice to adjacent property owners received from:

- 1) Salvatore Alfieri, Esq on behalf of Pure Event Center on an application before the Planning Board on Sept. 20, 2017 for premises known as Route 35, Block 424, Lot 1.04 and Block 425, Lots 1 and 2 for the planning board to consider and determine the continuity of the change of use as previously approved as a club with conditions.

- No Comment / Receive & File.

- B) Committee Reports – Councilman Lembo:

- 1) Progress.

• **PUBLIC SAFETY – Councilman Grillo**

A) **Minutes & Departmental Reports:**

Councilman Grillo moved the following minutes be received and filed:

- 1) Middlesex County Solid Waste Advisory Council meeting minutes of June 13, 2017.

- Seconded by Councilwoman Novak.

- B) Notice of retirement received from Patricia Kugel in the Municipal Court effective October 1, 2017.

- Receive & File

- C) Notice of Expulsion of firefighter Lucas Pereirs due to violation company by-laws and not meeting terms of probation.

- Receive & File

- D) Committee Reports – Councilman Grillo:

- 1) Board of Health requested that the Borough Attorney prepare an ordinance amending the section concerning community pools and the fees for re-inspection.

- No Objection.

2) Announced that the Morgan Community Alliance group is going to meet on Saturday, October 3<sup>rd</sup> at 7:00 P.M. at the Ale House for a neighborhood get together for businesses and residents.

3) Thanked Mrs. Mahoney for her coming out to meetings and expressing her concerns and comments, which help the council move things forward.

- **PUBLIC WORKS – Councilwoman Kilpatrick**

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

- B) Committee Reports – Councilwoman Kilpatrick:

- 1) Comments about the beautiful 9-11 Memorial Service.

- 2) Also commented about the tremendous attendance at the opening day for the Jr. Bombers football game.

- **RECREATION – Councilman Melendez**

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

- B) Committee Reports – Councilman Melendez:

- 1) Commented and announced various recreation sponsored events.

- 2) Reported that the Police/Public Safety Radio project is about 95% complete, kinks are still being documented and worked out and reported on the County Back-up connection.

- 3) Audio issues with the Cable Access Channel is being worked on and that it is actually an Optimum Internet Issue and that the encoders are being upgraded.

- 4) IT Water Security.

- 5) Digitize /Scanning in the Code Enforcement Office is 75% finished.

- **WATER & SEWER/ENVIRONMENTAL – Council President Buchanan**

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

- B) Notice of retirement received from Guy Targonski in the Water & Sewer Dept. effective November 1, 2017.

- Receive & File

- C) Committee Reports – Councilman Buchanan:

- 1) Comments in Recognition of 9-11.

- 2) Thoughts and Prayers to all affected by the damaging hurricanes.

- 3) Request to re-schedule the Special Meeting between the Council, Planning Board, SERA, Housing Authority just for discussion purposes with no formal action.

Councilman Grillo asked Councilman Buchanan if there would be a resolution necessary in order to have the Planning Board attend. Councilman Buchanan said that he will have to look in that further.

Mayor asked if there was an agenda to this meeting.

Council President Buchanan said that it was on Affordable Housing and the future.

Mayor instructed the Clerk that when she sends out notices to advise them that the topic will be Affordable Housing in the Borough of Sayreville.

Council President Buchanan said that State Statute 40:55D-25b.3 States Planning Board shall perform such other advisory duties as are assigned to it by ordinance or resolution of the governing body for the aid and assistance of the governing body or other agencies or officers.

After discussion a date of October 2nd was scheduled for the Joint Special Meeting at 7:00pm.

- **MAYOR – Kennedy O’Brien**

Extended a personal thank you to Rob Bruce and his son for heading up the 9-11 Memorial Service this year. He also recognized all other organizations and departments and volunteers who participated in the service.

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

- **Admin. & Finance**

- **Planning & Zoning**

- **Public Safety**

- 1) Authorizing the execution of a Public Health Inter-local Shared Service Agreement with Middlesex County for the provision of Health Services associated with the Board of Health for the period of January 1, 2018 thru December 31, 2018. The cost of this agreement is \$173,522.75.

- Approved / Resolution.

- 2) Authorization to appoint (promote) Frank Olchaskey to Police Sergeant in the Police Department, effective October 1, 2017.

- Approved / Resolution.

- 3) Authorization to appoint (promote) Amy Noble to Police Sergeant in the Police Department, effective November 1, 2017.

- 4) Authorizing change Order in the amount of \$16,350. for V-Comm for final verification and acceptance of the public safety radio system.

- Approved / Resolution.

- **Public Works**

- 1) Authorization to appoint (promote) Matthew Johnson to Heavy Truck Driver in the Department of Public Works, effective October 1, 2017.

- Approved / Resolution.

- 2) Authorization to appoint (promote) Thomas R. Farbaniec to Truck Driver in the Department of Public Works, effective October 1, 2017.

- Approved / Resolution.

- **Recreation**

- 1) Authorization to appoint Veronica McGloan to Omnibus Driver (Permanent) in the Office of Aging, effective October 1, 2017.

- Approved / Resolution.

- **Water & Sewer**

- 1) Discussion on the physical security assessment at the water treatment facility. (Proposal in packet).

- Approved / Resolution.

- **C.F.O. - Wayne Kronowski**

- 1) 2017 Best Practices Inventory discussion.

- Only item that needs to be approved on is the revisions to the Borough's Tax Maps. He explained that we will need an emergency authorization in order to fund the Tax Map Revisions and this appropriation will be funded over five years.

- Approved.

- 2) Annual Assessment of Borough created Authorities – Housing Authority and Sayreville Economic Redevelopment Agency.

- a) Do they continue to serve the public interest?

- b) Are they more efficient than alternatives in providing services and financing public facilities?

- 3) Authorization to purchase Interrogators / Bar Code Scanners for the Water Department in the amount of \$18,300.

- Approved / Resolution.

**BOROUGH ENGINEER - Jay Cornell**

1) Improvements to Haag Street – Community Block Grant Funding (Verbal Report)

- Approved / Resolution.

2) NJ Transportation Trust fund – 2018 Municipal Aid Program (Verbal Report)

- Approved / Resolution.

• **- EXECUTIVE SESSION**

Mayor O'Brien announced that they would be retreating into Executive Session.

Borough Attorney DuPont read the following resolution into record.

**RESOLUTION FOR CLOSED SESSION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 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;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 3 minutes to discuss the following matters:

**Litigation and Contract Negotiation**

2. Following the conclusion of said closed session, the Governing body shall reconvene the open portion of this meeting to consider any other matters which may be properly brought before it at this time.

3. The nature and content of discussion which occurs during closed session shall be made public at the time the need for non-disclosure no longer exists.

**NOW, THEREFORE BE IT RESOLVED** that the public be excluded and this resolution shall take effect immediately.

/s/ Daniel Buchanan, Council President

APPROVED:

/s/ Kennedy O'Brien, Mayor

Council President Buchanan moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilwoman Novak.

Roll Call: Voice Vote, all Ayes. Carried. Time: 10:34 PM

**Reconvene**

Councilwoman Novak made a **motion to reconvene and adjourn**. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes. - Time 10:44 PM

- **PUBLIC PORTION**

Mayor asked if there were any other questions or comments. There being none he called for a motion.

Councilman Lembo moved to close the public portion. Seconded by Councilwoman Novak.

Roll Call, Voice Vote, all Ayes.

- **ADJOURNMENT**

Councilwoman Novak made a motion to adjourn. Motion was seconded by Councilman Lembo

Roll Call – Voice Vote, all ayes. Carried.

Time 10:45 P.M.

SIGNED:

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Theresa A. Farbaniec, RMC  
Municipal Clerk

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Date approved