



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

July 17, 2023

### 1. CALL TO ORDER

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

### 2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

- |                 |   |                              |
|-----------------|---|------------------------------|
| ☒ June 19, 2023 | - | Special & Executive Sessions |
| ☒ June 19, 2023 | - | Regular & Agenda Sessions    |

### 3. PROCLAMATION & PRESENTATIONS:

- ❖ Shade Tree Art Contest Winners
- ❖ Historical Society Presentation on the Old Borough Hall/First Fire Dept.

### 4. EXECUTIVE SESSION:

### 5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:

#### **ORDINANCE #13-23**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #437-19 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEAR 2022**

(Admin. & Finance Committee - Co. Balka - Public Hearing 7-17-23)

#### **ORDINANCE #14-23**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #436-19 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEAR 2022**

(Admin. & Finance Committee - Co. Balka - Public Hearing 7-17-23)

#### **ORDINANCE #15-23**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #435-19 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEAR 2022**

(Admin. & Finance Committee - Co. Balka - Public Hearing 7-17-23)

#### **ORDINANCE #16-23**

#### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND SECTION 7-3.4 "PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS"**

(Public Safety Committee - Co. Roberts - Public Hearing 7-17-23)

#### **ORDINANCE #17-23**

#### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND CHAPTER 8 "General Licensing"**

(Admin. & Finance Committee - Co. Balka - Public Hearing 7-17-23)

#### **ORDINANCE #18-23**

#### **AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND CHAPTER 2-64 "Fees and Licenses"**

(Admin. & Finance Committee - Co. Balka - Public Hearing 7-17-23)



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### **BOND ORDINANCE #19-23**

**BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$6,740,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,403,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee – Co. Balka – Public Hearing 7-17-23)

b) Appointments

### **6. NEW BUSINESS:**

a) Clerk to report on Supplemental Debt Statement

b) Introduction of the following ordinances:

### **ORDINANCE #20-23**

**AN ORDINANCE ADOPTING PROPOSED MODIFICATIONS TO EXISTING WATERFRONT REDEVELOPMENT PLAN REGARDING PROPERTY LOCATED ON PARCELS D THROUGH K, INCLUDING BLOCK 333.02, LOTS 1, 2 AND 3 IN PARCEL J PURSUANT TO N.J.S.A. § 40A:12A-7(e) AND SUPPLEMENTING AND AMENDING THE GENERAL ORDINANCES AND ZONING MAP OF THE BOROUGH OF SAYREVILLE**  
(Planning & Zoning Committee – Co. Onuoha – Public Hearing 8-21-23)

### **ORDINANCE #21-23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VIII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND CHAPTER 2-64 “Fees and Licenses”**  
(Recreation Committee – Co. Novak – Public Hearing 8-21-23)

### **ORDINANCE #22-23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER XVII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND CHAPTER 17, SECTION 1.8 “PERMITS FOR SPECIAL EVENTS”**  
(Recreation Committee – Co. Novak – Public Hearing 8-21-23)

### **BOND ORDINANCE # 23-23**

**BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$1,680,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,596,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee – Co. Balka – Public Hearing 8-21-23)

### **BOND ORDINANCE #24-23**

**BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VEHICLES AND EQUIPMENT IN, BY AND FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$3,200,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,040,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee – Co. Balka – Public Hearing 8-21-23)



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## REGULAR MEETING AGENDA

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### **BOND ORDINANCE #25-23**

**BOND ORDINANCE PROVIDING FOR VARIOUS PARK IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$300,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$285,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**

(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

### **BOND ORDINANCE #26-23**

**BOND ORDINANCE PROVIDING FOR WATER IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$3,051,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,051,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING SUCH APPROPRIATION**

(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

### **ORDINANCE #27-23**

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL AGREEMENT BETWEEN THE BOROUGH OF SAYREVILLE AND 1970 NJ RT 35 URBAN RENEWAL, LLC, FOR A THIRTY-YEAR PAYMENT IN LIEU OF TAXES PROGRAM FOR THE PROPERTY KNOWN AS BLOCK 425, LOT 2.02 ALSO KNOWN 1970 ROUTE 35, BOROUGH OF SAYREVILLE, PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1et seq.**

(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

## **7. RESOLUTIONS:**

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- |          |                                                                                                                                                                                                                                                                       |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2023-191 | Resolution approving bills for payment.                                                                                                                                                                                                                               |
| 2023-192 | Authorizing the Tax Collector to refund 2022 and 2023 taxes in the amount of \$9,964.85 and cancelling all subsequent billed taxes, due to 100% Disabled Veteran Tax Exemption, covering 18 Parker Court, Block 524, Lot 38.                                          |
| 2023-193 | Authorizing the Tax Collector to conduct electronic tax sales in accordance with N.J.A.C. 5:33-1.1.                                                                                                                                                                   |
| 2023-194 | Awarding a contract for Equipment and Space Rentals on an as-needed basis through NJ State Contract 19-GNSV2-00854 from Herc Rentals.                                                                                                                                 |
| 2023-195 | Authorizing the CDBG Coordinator to submit the 2023 Annual Action Plan to HUD. The CDBG Committee proposes to use the 2023 allocation of \$233,280.00 as follows:<br>a) ADA Bathroom Improvements at Kennedy Park \$220,000.00<br>b) Grant Administration \$13,280.00 |
| 2023-196 | Approving an application for Trailer License submitted by K-Land 70, LLC to locate one (1) Construction Office Trailer on Block 366.01, Lot 1, Main Street, Sayreville.                                                                                               |
| 2023-197 | Authorizing the Borough Planner to prepare Land Use Plan Elements in accordance with the Master Plan Reexamination Report at a fee not to exceed \$79,000.00.                                                                                                         |



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- 2023-198 Referring the proposed modifications to the existing Waterfront Redevelopment Plan regarding property located on Parcels D through K, including Block 333.02, Lots 1, 2 and 3 in Parcel J to the Borough Planning Board for review.
- 2023-199 Authorizing to scrap six (6) vehicles which are no longer for public use and in very poor condition.
- 2023-200 Memorializing an emergency purchase order issued to Reed Systems, LTD for NJPDES Compliant 5500/gal bulk liquid storage tanks in an amount not to exceed \$72,162.00.
- 2023-201 Awarding a contract for infield renovations at Jerry Ust and War Memorial Fields to Natural Green Lawn Care through ESCNJ Contract 19/20-10 in amount not to exceed \$22,400.00.
- 2023-202 Awarding a contract for crack filling at Fritz Drive and Whitehead Avenue to Garden State Sealing through ESCNJ Contract 18/19-66 in an amount not to exceed \$23,402.50.
- 2023-203 Authorizing the execution of the NJDEP Treatment Works Approval (TWA) Statement of Consent (Form WQM-003) in connection with CMC Steel New Jersey.
- 2023-204 Rescinding Resolution #2023-48 authorizing the purchase of one (1) 2022 Chevy Colorado and authorizing the purchase of one (1) 2023 Ford Ranger from Tom's Ford in an amount not to exceed \$41,281.00.
- 2023-205 Resolution supporting the Packaging Reduction Act.
- 2023-206 Authorizing a Non-Binding Referendum on the Ballot at the General Election on November 7, 2023 to allow for expenditures from the Open Space Fund for land restoration of Blue Acre lands within the Borough of Sayreville for use as public recreational areas.
- 2023-207 Authorizing CME Associates to compile required data and develop a GIS mapping system for the Borough in an amount not to exceed \$250,000.00.
- 2023-208 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- Coronavirus State & Fiscal Recovery Grant - \$450,000.00
- 2023-209 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- Stormwater Assistance Grant - \$15,000.00
- 2023-210 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- NJ Safe Housing Grant - \$6,500.00 and local match \$2,000.00
- 2023-211 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- Clean Communities Grant - \$91,535.25



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- 2023-212 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- Local Recreation Improvement Grant - \$76,000.00
- 2023-213 Requesting approval for the insertion of an item of revenue in the 2023 Local Municipal Budget.  
- Safe & Secure Grant - \$45,930.00.
- 2023-214 Approving Change Order #1 for MECO, Inc. for the 2020 Roadway Paving and Reconstruction Project – Phase II project which does not change the original contract amount.
- 2023-215 Approving the renewal of Liquor License #1219-33-001-013 Ikon at Route 35 Corp., Pocket License w/conditions for the 2023-2024 Licensing Term.
- 2023-216 Approving the Renewal of Liquor License #1219-44-042-006, Kushal Corp., t/a Express Liquors, 499 Ernston Rd., Parlin, NJ for the 2023-2024 Licensing Term.
- 2023-217 Approving the Renewal of Liquor License #1219-44-061-006, Winecraft NJ, LLC, t/a House of Liquors, 2909 Washington Rd., Parlin, NJ for the 2023-2024 License Term.
- 2023-218 Approving the renewal of Liquor License #1219-33-010-005, Peg & Pub, LLC (pocket license) with **Conditions** for the 2023-2024 Licensing Term.
- 2023-219 Awarding a contract covering the following Water Department Chemical:
- Kemira Water Solutions – Ferric Chloride

### **READ IN FULL**

- 2023-220 Awarding a non-fair and open contract to New Jersey Tree Foundation of Jackson, NJ for the installation of 76 trees on MacArthur Avenue in an amount not to exceed \$26,001.00.

### **8. CORRESPONDENCE:**

- A. Departmental Reports for June, 2023.
- B. Notice to Adjacent Community/Property Owner:
1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on July 26, 2023 to install additional wireless communications antennas and related equipment on an existing 146 foot telecommunications tower at 1899 Highway 35.
  2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on July 26, 2023 seeking to demolish the existing building on the property and construct a free-standing building for office and warehouse commercial uses at 117 Scott Avenue.
- C. Resignations received from Employees/Fire Department/Boards & Commissions:
1. Rosemary Zera from Rent Leveling Board, effective June 30, 2023.



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D. Minutes from Boards/Commissions:

1. Planning Board – May 17, 2023.
2. Rent Leveling Board – June 13, 2023.
3. Shade Tree Commission – June 15, 2023.

### 9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PUBLIC SAFETY – Councilwoman Roberts**
- **PUBLIC WORKS – Councilman Conti**
- **RECREATION – Councilwoman Novak**
- **WATER & SEWER/ENVIRONMENTAL – Councilman Zebrowski**
- **PLANNING & ZONING – Council President Onuoha**
- **MAYOR – Victoria Kilpatrick**

### 10. PUBLIC PORTION- *\*5 Minute Limitation*

### 11. ADJOURNMENT

**\*\*DISCLAIMER\*\* All meetings of the Mayor and Council are subject to additions, deletions and amendments.**