

Council Pro Tempore Novak called the Agenda Meeting to order at 10:18 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, July 22, 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 Dalina, Enriquez, Kilpatrick, McGill, Novak.

Absent: Councilman Buchanan  
Mayor O'Brien left at 10:19 P.M.

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:**

- The following Ordinance(s) were introduced at the July 22, 2019 Council meeting and are scheduled for **Public Hearing and Adoption on August 19, 2019.**

**ORDINANCE #461-19**

**BOND ORDINANCE PROVIDING FOR 2019 VARIOUS CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$760,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

(Admin. & Finance – Co. McGill Public Hearing 8-19-19)

**ORDINANCE #462-19**

**Pulled at the Council Meeting for further review and possible revisions**

**BOND ORDINANCE PROVIDING FOR 2019 VARIOUS PARK IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$712,500 BONDS OR NOTES OF THE**

**BOROUGH TO FINANCE PART OF THE COST THEREOF**

(Admin. & Finance – Co. McGill Public Hearing 8-19-19)

**ORDINANCE #463-19**

**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #435-19 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEARS 2019 – 2022**

(Admin. & Finance – Co. McGill Public Hearing 8-19-19)

**ORDINANCE #464-19**

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE AUTHORIZING THE ACQUISITION OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK 367.01, CONSISTING OF APPROXIMATELY 4.34 ACRES, FROM K-LAND CORP. (“SELLER”) FOR THE PURCHASE PRICE OF \$1,430,000.00 FROM THE BOROUGH’S OPEN SPACE TRUST FUND**

(Co. Novak, Open Space Committee – Public Hearing Aug. 19, 2019)

**ORDINANCE #465-19**

**Tabled**

**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #437-19 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEARS 2019 – 2022**

(Water & Sewer Committee – Co. Kilpatrick - Public Hearing 8-19-19)

- **NEW BUSINESS:**

**COMMUNICATIONS & COMMITTEE REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman McGill**

A) **Minutes & Departmental Reports:**

Councilman McGill moved the following minutes/reports be received & filed:

- 1) Municipal Clerk's monthly report for the month of June, 2019.
- 2) CFO's Investment Activity report for the month of June, 2019.

- Seconded by Councilwoman Novak.

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

- 1) **Our Lady of Victories HSA** to conduct an Off-Premise Draw and an On-Premise Draw (Tricky Tray) on November 9, 2019 (RA: 2286 & 2287).
- 2) **Our Lady of Victories HSA** to conduct an Off-Premise Calendar Raffle on 24 various dates Drawn from October 2, 2019 – May 27, 2020 (RA: 2288).

- B 1&2 Approved

C) Committee Reports:

- 1) Councilman McGill stated he wanted to move forward on the Park Benches and would like to see it move forward. Councilwoman Kilpatrick asked if the adopt a bench program could be placed on the WEB Site.
- 2) He would like to approach the Boy and Girl Scout and art students at the Sayreville War Memorial High School to see if we could become part of a project he has seen them working on under bridges. Where they have been painting patriotic scenes. Councilwoman Novak asked the Business Admin to put Elyse Barone in charge of this task.
- 3) Progress.

➤ **PLANNING & ZONING – Councilman Dalina**

A) **Minutes & Departmental Reports:**

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

- 1) Construction Official's report, for the month of June, 2019.
- 2) Fire Prevention report for the month of June, 2019.
- 3) Zoning & Code Enforcement report for the month of June, 2019.

- Seconded by Councilwoman Novak.

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

- 1) **Remedial Action Permit issued to Sunoco Service Station**, Rt. 9 North, pursuant to Site Remediation Reform Act in order to conduct monitoring, maintenance and evaluation for compliance with and effectiveness of the remedial action and its associated institutional or engineering control.

-1) Receive & File

2) Notice of hearings before the Zoning Board on July 24, 2019 on applications filed by:

- a) **Brian Abry & Shawna McManus** seeking certain variance and setback waivers to install a pool on 1 Jeffrey Ct., Block 32.18, Lot 10.
- b) **K-Land 59, LLC** seeking D-1 Use Variance relief to construct a free standing CVS Pharmacy with drive through and associated site improvements and other variances Covering Block 136, Lots 28.04, 38 to 40, 58 & 59.

- 2 a&b) Receive & File

- 3) Notice of a hearing **held** before the Planning Board on July 17, 2019 for **The Place at Sayreville, LLC's** application to request Preliminary Major Site Plan approval to allow for the development of 89 affordable housing apartments to be located in five (5) three (3) story buildings, along with an approximately 750 square foot clubhouse, associated amenities and related infrastructure including 187 parking spaces. Property is currently owned by SERA and is located in the Affordable Housing District designated in the River Road Redevelopment, Block 175, Lots 9-11, 12.03 & 12.04; Block 176, Lots 2.02 & 2.04, which will be re-designated and known as Block 175, Lot 10.01.

- 3) Receive & File

C) Application for **Temporary Trailer License** received from Furino & Sons Inc. (Brothers Four) to place one (1) Temporary Office Trailer on North Jersey Energy property, Block 14, Lot 4.02, 601 Jernee Mill Road, Sayreville.

- Approved Resolution

D) Request received from **Sabert Corporation** to refund escrow accounts covering 2288 Main Street Extension and 879 Main Street Extension.

- Refer to Boro Engineer

E) Request received from **Gillette Towers** for the release of Standby Letter of Credit and Surety Bond for property known as Block 330.04, Lot 1.01, 100 Kennedy Drive. Property was sold and new bonds have been posted and approved by Borough Attorney.

- Approved Resolution

F) Committee Reports: 1) Progress.

➤ **PUBLIC WORKS – Councilwoman Novak**

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

- 1) Public Works Supervisor's reports for Bldg. & Grounds, Parks, Recycling, Roads & Sanitation and Garage Services all for the month of June, 2019.
- 2) Office on Aging Supervisor's report for the month of June, 2019.

- Seconded by Councilwoman Kilpatrick

B) Committee Reports:

- 1) Councilwoman Novak reported on the roadwork progress.

➤ **RECREATION – Councilman Enriquez**

A) **Minutes & Departmental Reports:**

Councilman Enriquez moved the following Minutes/Reports be received & filed.

- 1) Recreation Director's report for the month of June, 2019.

- Seconded by Receive & File

B) Application for a **Special Event** received from the following:

- 1) **Sayreville Police Department** to conduct a National Night Out on August 6, 2019 at Kennedy Park and **waiving the required fees and bond** associated with the use of Kennedy Park.

- Approved Resolution

C) Committee Reports:

- 1) Progress

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

A) **Minutes & Departmental Reports:**

Councilwoman Kilpatrick moved the following minutes and reports be received & filed.

- 1) Water & Sewer Director's report for the month of June, 2019.

- Seconded by Councilwoman Novak.

B) Committee Reports:

- 1) Requested an ordinance be drafted and introduced at the next meeting covering the veteran street naming matter.
- 2) Wounded Warrior Veteran Parking – placards can be obtained from the Wounded Warrior organization. Would like to see it rolled out at our public buildings then encourage store owners to implement the program.

➤ **PUBLIC SAFETY – Council President Buchanan**

A) **Minutes & Departmental Reports:**

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

- 1) Court Administrator's report for the month of June, 2019.
  - 2) Board of Health-Registrar's report for the month of June, 2019.
- Seconded by Councilwoman Novak.

B) **Firefighter** application received from Naureen Diamond as a full time member of Sayreville Engine Co. No. 1 and approved at their May 6, 2019 meeting.

- Approved.

C) Letter of **resignation** was received from Robert Reed as firefighter of Engine Co. No. 1.

- Receive & File

D) Notice of **retirement** received from Collette Solinski from her position as Municipal Court Administrator, effective August 1, 2019.

- Receive & File

E) Request for annual block party received residents of Dunlap Dr., to be held on Aug. 17, 2019 from 10AM-11PM.

- Approved

F) Committee Reports:

- 1) Request for a Vietnam Veterans Memorial be erected.

- Refer to Veteran's Alliance for ideas & location.

➤ **MAYOR – Kennedy O'Brien**

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

**- Admin. & Finance**

- 1) Request received from Robert Downey to purchase borough owned property known as Block 337, Lot 9. Looking to extend existing lots for ease of maintenance of the property and agreed to a deed restriction so that the property cannot be further subdivided.

- Refer to Open Space.

- 2) Request received from Legacy Riding Stables to exercise their option to renew their concession contract with the Borough for an additional two (2) year term with the same concession fee.

- Resolution

**Admin. & Finance - CDBG**

- 3) Authorization to submit 2019 Annual Plan for the following projects:

MacArthur Ave. Reconstruction \$207,683.00

Literacy Program \$2,500.00

Program Administration \$15,000.00

- Resolution

**- Planning & Zoning/Construction**

- 1) Replacing previous request for authorization to purchase Dodge Durangos with a request for authorization to purchase two (2) 2020 Ford Escapes from Beyer Ford through ESCNJ Contract 17/18-21 in an amount not to exceed \$47,306.76

- Resolution

**- Public Safety**

1) Recommendation for a dedicated handicapped parking space received from Sgt. Braile for 53 Smullen Street (*Carried from June 10, 2019* meeting).  
- Clerk still waiting for updated report.-

2) Authorization to appoint School Traffic Guards for the period of September 1, 2019 through August 31, 2020.

- Resolution

3) Authorization to appoint a Grant Writer in an amount not to exceed \$3,000.00 in order to pursue a grant in the amount of \$100,000. to be used for utility/lite rescue through FEMA AFG.

- Resolution

4) Authorization to call for Certified list of Eligible candidates for Police Sergeant and Lieutenant fill vacancy.

- Approved

**Public Safety - Fire**

5) Authorization to advertise for bids for the furnishing and installation of Unimac, or equivalent Washers and Dryers

- Resolution

6) Authorization to purchase seven (7) 2019 Chevy Tahoe PPV and one (1) 2020 Chevy Tahoe SSV from Mall Chevrolet ESCNJ Contract 17/18-44 in the amount not to exceed \$299,010.00.

- Resolution

7) Authorization to purchase lights, sirens and related accessories for new police vehicles from East Coast Emergency Lighting through NJ State Contracts, 17-Fleet-00761, 17-Fleet-00719 and 17-Fleet 0768 in the amount not to exceed \$132,909.76

- Resolution

**- Public Works**

1) Authorization to award contract to R.J. Walsh through NJ State Contract T-0849/A42268 refurbish fuel tanks at the public safety complex in an amount not to exceed \$30,681.43

- Resolution

2) Authorization to purchase Leaf Bags from Pabco Industries through a non-fair and open contract in an amount not to exceed \$22,518.72

- Resolution

3) Authorization to extend Textile Collection contract with American Recycling Technologies for a two year term.

- Resolution

4) Authorization to extend Snow Plowing and Removal Contract with B&W Construction for one additional two year term

- Resolution

5) Authorization to continue purchasing Ford parts and services from Tom's Ford of Keyport, NJ through NJPA/Sourcewell contract 061015-FMC

- Resolution

6) Authorizing design work for DPW Garage Extension by USA Architects in an amount not to exceed \$20,000.00

- Resolution

7) Authorization to purchase one (1) 2019 Ford F-250 from Beyer Ford through NJ State Contract T-2100/A88727 in an amount not to exceed \$27,528.00

- Resolution

**- Recreation**

- 1) Authorization to combine all municipal fees (including Special Event and Food Handlers) into one general fee of \$150 for all vendors for participation in Sayreville Day on September 14, 2019 and \$50 for participation in the Blast from the Past Car Show on September 15, 2019 (rain dates are the following weekend). This action does not eliminate the requirements for each vendor to obtain such necessary permits.

- Resolution

**- Water & Sewer**

- 1) Authorization to advertise for the receipt of bids for Hydrated Lime.

- Resolution

➤ **C.F.O. – Denise Biancamano**

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Authorization to award contract for the Duhernal Well Maintenance and Redevelopment Services project to A.C. Schultes, Inc. of Woodbury for their low bid price of \$980,300. Subject to the waiver of minor irregularities and approval of a Bond Ordinance amendment.

- Approval for Bond Ordinance

- 2) Authorization to accept plans and specifications for Middlesex County Main Street Milling and Paving Project.

- Resolution

➤ **BOROUGH ATTORNEY - Michael DuPont**

- 1) Tax Abatement Resolution covering the River Road, 88 Unit Affordable Housing Project, together with the Pilot Agreement.

- Resolution.

➤ **EXECUTIVE SESSION – No Items**

➤ **PUBLIC PORTION**

At this time Council President Pro Tempore Novak opened the meeting to the public for any and all questions or comments. There being none Councilwoman Kilpatrick moved the public portion be closed. Seconded by Councilman Dalina.

Roll Call – Voice Vote, all ayes. Carried.

➤ **ADJOURNMENT**

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

Roll Call – Voice Vote, all ayes. Carried.

Time: 10:37P.M.

Respectfully Submitted,

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Theresa A. Farbaniec, RMC  
Municipal Clerk

Date Approved: \_\_\_\_\_