



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

August 21, 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)

- |                  |   |  |
|------------------|---|--|
| ☒ July 6, 2023   | - | Receipt of Bids (Improvements to Elizabeth Avenue)             |
| ☒ July 17, 2023  | - | Special & Executive Sessions                                   |
| ☒ July 17, 2023  | - | Regular & Agenda Sessions                                      |
| ☒ August 1, 2023 | - | Receipt of Bids (Active Adult Center Parking Lot Improvements) |
| ☒ August 8, 2023 | - | Receipt of Bids (Improvements to Elizabeth Avenue)             |

### 3. PROCLAMATION & PRESENTATIONS:

### 4. EXECUTIVE SESSION:

### 5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:

#### **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)



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

August 21, 2023

### **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 9-11-23)

### **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)

b) Appointments

## 6. NEW BUSINESS:

a) Introduction of the following ordinances:

### **ORDINANCE #28-23**

**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 9-11-23)

### **ORDINANCE #29-23**

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT BLOCK 56, LOTS 1.01 AND 2.02, BLOCK 57.02, LOT 1, BLOCK 57.04, LOT 1, BLOCK 57.05, LOT 1 AND BLOCK 58, LOTS 6 AND 7**

(Admin. & Finance Committee - Co. Balka - Public Hearing 9-11-23)

### **ORDINANCE #30-23**

**AN ORDINANCE ESTABLISHING CHAPTER XXXVIII "DEPLOYMENT OF WIRELESS FACILITIES" AND PROCEDURES AND STANDARDS REGARDING DEPLOYMENT OF SMALL WIRELESS FACILITIES IN PUBLIC RIGHTS-OF-WAY IN THE BOROUGH OF SAYREVILLE**

(Admin. & Finance Committee - Co. Balka - Public Hearing 9-11-23)

### **ORDINANCE #31-23**

**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"**

(Admin. & Finance Committee - Co. Roberts - Public Hearing 9-11-23)

## 7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

2023-221 Resolution approving bills for payment.



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

August 21, 2023

- 2023-222 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.
- 2023-223 Authorization declaring the lapse of Plenary Retail Consumption License #1219-33-027-002, heretofore held by Peterpank Diner hereby deemed to have abandoned and same is declared to have ceased to exist upon the Licensee's failure to renew the License by the statutory deadline.
- 2023-224 Authorization declaring the lapse of Plenary Retail Consumption License #1219-33-043-008, heretofore held by Snookers, LLC hereby deemed to have abandoned and same is declared to have ceased to exist upon the Licensee's failure to renew the License by the statutory deadline.
- 2023-225 Authorizing the QPA to advertise for receipt of bids for Fire Truck Preventative Maintenance and Repairs.
- 2023-226 Memorializing an emergency contract issued to Drager, Inc. for the replacement of one (1) Alcotest Machine in an amount not to exceed \$19,305.00.
- 2023-227 Authorizing the award of a non-fair and open contract with PABCO Industries, LLC for the furnishing of Leaf Bags for the Borough's Recycling Program at a fee not to exceed \$20,923.20.
- 2023-228 Establishing the following Recreation Programs and fees associated with said programs:
- Women's Self Defense - Fee \$70.00
- 2023-229 Authorizing the purchase of one (1) 2024 Starcraft Allstar Shuttle Bus from Creative Bus Sales through HGAC-Buy Cooperative Purchasing Contract #BT01-21 in an amount not to exceed \$136,025.00.
- 2023-230 Authorizing the award of a non-fair and open contract with American Timber and Steel for the purchase of a guardrail in an amount not to exceed \$23,168.40.
- 2023-231 Approving PSE&G Gas Modernization Project and approving waivers from Chapter XIII Subsection 13-1.7a, 13-1.10a3 and 13-1.10c of the Borough Road Opening Permit Ordinance subject to PSE&G providing a five (5) year written maintenance guarantee.
- 2023-232 Approving Change Order No. 2 for Z Brothers Concrete Contractors, Inc. for the 2021 Roadway Paving and Reconstruction Project – Phase II which does not change the original contract amount.
- 2023-233 Awarding the contract for the Improvements to Elizabeth Avenue to Z Brothers Concrete Contractors, Inc. of Sayreville, NJ for their low bid price of \$1,649,325.27 subject to the waiver of minor irregularities and the concurrence of the award of the contract by the New Jersey Department of Transportation.



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

August 21, 2023

- 2023-234 Awarding the contract for the Active Adult Center Parking Lot Improvements to Fischer Contracting, Inc. of Scotch Plains, NJ for their low bid price of \$164,163.50 subject to the waiver of minor irregularities.
- 2023-235 Authorizing the Borough Engineer to prepare plans and specifications for the 2023 Roadway Paving and Reconstruction Project for a fee not to exceed \$315,000.00. Upon approval of the plans and specifications the Borough Clerk is also hereby authorized to advertise for bids.
- 2023-236 Approving the renewal of Liquor #1219-33-051-006, Sayreville PRII Liquor License I, LLC, received Special Ruling from the ABC authorizing the renewal for 2023-2024 (pocket license).
- 2023-237 Authorizing the execution of an agreement with the County of Middlesex for the acceptance of a DMHAS Grant funding for the 9/1/2023-9/30/2025 grant term in the amount of \$5,000.00.
- 2023-238 Authorizing the execution of an agreement with the County of Middlesex for the acceptance of a FY2024 Municipal Alliance Grant in the amount of \$16,183.00.
- 2023-239 Approving the renewal of Liquor License #1219-33-007-005, Pat's Pub, Inc., 367 Washington Road, Sayreville, NJ for the 2023-2024 Licensing Term.
- READ IN FULL**
- 2023-240 Authorizing the reduction in park rental fee to a flat rate of \$450.00. as agreed to in past years for Sayreville PBA Local #98's annual event at Burkes Park held on August 26, 2023, as they will be responsible for the cleanup after the event and authorizing the use of the Portable Stage and waiving fees for use of same.
- 2023-241 Appointing Kathryn Elichko as Tax Collector, effective September 1, 2023.

### **8. CORRESPONDENCE:**

- A. Departmental Reports for July, 2023.
- B. Notice to Adjacent Community/Property Owner:
1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on August 23, 2023 seeking a variance to install a fence on a corner lot which encroaches front yard setback at 8 Lena Street.
  2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on August 23, 2023 seeking a variance to install a fence on a corner lot at 33 Driftwood Drive.
  3. Notice of Public Hearing held before the Woodbridge Township Council on August 8, 2023 amending the Land Use Ordinance regarding privately owned salt storage.
  4. Notice of Public Hearing held before the Old Bridge Township Council on August 8, 2023 amending Chapter 250 Section 53 "Fences."
  5. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on August 23, 2023 seeking Preliminary and Final Major Site Plan and variance approval to construct a new veterinary facility and offices, new parking area and associated site improvements at 257-261 Oak Street.



# *The Borough of Sayreville*

## REGULAR MEETING AGENDA

August 21, 2023

C. Minutes from Boards/Commissions:

1. Planning Board – June 7, 2023 and June 21, 2023.
2. Shade Tree Commission – July 20, 2023.

D. Planning Board Resolutions which were memorialized on August 2, 2023:

1. Insite Development Partners, LLC Preliminary & Final Major Site Plan, 1970 Highway 25, Block 425, Lot 2.02.
2. Sayreville Seaport Associates Urban Renewal, LP, Riverton Village – Phase I Amended Preliminary & Final Major Site Plan, Block 257.02, Lot 7.

E. Resignations/Retirements from Employees/Fire Department/Boards & Commission:

1. Chris Mierzwiak from Melrose Hose Co. No. 1.
2. Sean Nolan from his position as Tax Collector, effective August 31, 2023.
3. Philip Quigley from his position as Superintendent of Public Works, effective December 1, 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.**