

Council President Buchanan opened the Council Meeting at 7:00 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Deputy Clerk Morelos announced that this May 13, 2019 Council Meeting had 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

Absent: Mayor Kennedy O'Brien
Councilwoman Mary Novak

Others Present: Daniel E. Frankel, Business Administrator
Denise Biancamano, C.F.O./Treasurer
Jessica Morelos, Deputy Clerk
Michael DuPont, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer

Others Absent: Municipal Clerk Farbaniec

- **APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

Council President Buchanan moved the following minutes be approved, subject to correction if necessary:

- ☒ March 25, 2019 - Budget & Executive Session
- ☒ April 8, 2019 - Regular, Executive Session & Agenda Session
- ☒ April 10, 2019 - Receipt of Bids – Water Department Chemicals
- ☒ April 22, 2019 - Regular & Agenda Session Meeting

Seconded by Councilwoman Kilpatrick

Roll Call: Voice Vote, all Ayes. Councilman Dalina abstained from April 22, 2019 minutes.

- **Proclamation**

- **Mental Health Awareness Month**

Proclamation

MENTAL HEALTH AWARENESS MONTH

WHEREAS, the U.S. Surgeon General's Report on Mental Health has concluded that mental health is an essential component of overall health and well-being;

WHEREAS, for more than 50 years, Mental Health America has proclaimed May as, "Mental Health Awareness Month", to raise awareness about mental health, combat the social stigma & discrimination associated with mental illness that often prevents people from seeking help, promote a message of hope and recovery, and celebrate consumer strength and resilience;

WHEREAS, people with mental illness & addiction recover if given the necessary supports & services in the community, yet many avoid seeking help due to stigma and the fear of discrimination;

WHEREAS, The Borough of Sayreville recognizes the stigma associated with mental illness & addiction and acknowledges that many people may remain unserved because of the stigma of seeking help. This month we call attention to this so we can bring mental illness and addiction out of the shadows and encourage treatment and support. We acknowledge that greater public awareness about mental health & addiction recovery can change negative attitudes and behaviors;

WHEREAS, The Borough of Sayreville stands with those impacted by behavioral health challenges and pledges to increase awareness and greater understanding of these conditions. We will work to reduce stigma and discrimination, and increase appropriate, accessible supports and services. We will strive to promote a message of hope and the belief that healing and recovery are attainable;

Now, **THEREFORE**, I, Kennedy O'Brien, Mayor of the Borough of Sayreville, do hereby proclaim the month of May, 2019 as Mental Health Awareness Month and call upon all citizens to participate in efforts to increase awareness and better understanding of mental illness & addiction, and work towards eliminating stigma in Sayreville!




Kennedy O'Brien

Councilwoman Kilpatrick moved the Mayor's Proclamation be approved on Roll Call Vote. Seconded by Councilman Dalina.

Roll Call: Voice Vote, all Ayes.

- **Presentation - UTP**

- Dan Aloia, Unified Technology Partners

Councilwoman Kilpatrick stated they have been working with Dan in regards to our water treatment facilities and securing that area. She thanked the Technology Director, Police Chief, and Recreation Director.

Mr. Aloia stated they were brought in about a year ago to assess the water treatment plant main facility and the reservoir. The concern of the DEP was the security because of the potable water. There were some concerns about fencing off the area because of the nature of the area and what it is used for. He stated that they are going to scale back the fencing.

Councilwoman Kilpatrick stated all of the security cameras and physical barriers is covered by a grant that we received. She stated this is an excellent opportunity for the Borough. She said it was a great team to work with UTP and borough officials. She stated that they can go ahead and move forward and no action needed to be taken. There were no objections.

- **EXECUTIVE SESSION** – Grievance/Personnel

Borough Attorney Mr. DuPont read the following Executive Session 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 30 minutes to discuss the following matters:

- Personnel
- Grievance Matter

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/ Victoria Kilpatrick, Councilwoman

APPROVED:

/s/ Daniel Buchanan, Council President

Councilwoman Kilpatrick moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Dalina.

Roll Call: Voice Vote, all Ayes.

Time: 7:12 PM

Reconvene:

Councilman Dalina made a **motion to reconvene**. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes. - Time 7:27 PM

• **OLD BUSINESS:**

Attorney DuPont reported on the following:

a) Report received from the Sayreville Planning Board following a Special meeting held on April 24, 2019, approving the following Ordinances and referring them back to the Borough Council:

- #448-19 New Affordable Housing Districts (AH 1 & 2)
- #449-19 New Affordable Housing Districts (AH 3)
- #450-19 Land Development – To Permit Affordable Accessory Apartment in the Office/Services Overlay Zone
- #451-19 Adopting the River Road Redevelopment Amendment
- Planning Board Resolution Recommending the Amended Housing Element & Fair Share Plan Dated April, 2019 (previously adopted on June 13, 2018) and Associated Ordinances
 - ❖ Resolution #2019-148 Endorsing an Amendment Housing Element and Fair Share Plan, listed on the Consent Agenda Resolution.

b) Public Hearing on the following Ordinances:

Deputy Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Council President Buchanan opened the meeting to the public on Ordinance #448-19

Those appearing were:

- Jim Robinson, 11 Borelle Square

He stated he is glad that we are approving these ordinances and are measurably better than what we started with a couple of years ago. He questioned the recreational facilities for use by the residents will be.

Attorney DuPont asked Mr. Barree from Heyer Gruel to come forward and answer the questions.

Mr. Barree stated it could be any of a number of things that you see in a typical multi-family residential development.

Mr. Robinson questioned if they would be required to have a management company or manager to maintain the property.

Mr. Barree responded that there is no specific requirement in the ordinance but typically there is and something that would get reviewed as part of a Planning Board application.

Mr. Robinson questioned that number of units on the Kaplan 2 site is 150 units. Attorney DuPont responded yes.

No further comments.

Council President called for a motion to close and adopt.

Councilman Dalina moved the Public Hearing be closed and the Ordinance adopted on second and final reading and advertised according to law. Motion was seconded by Councilwoman Kilpatrick.

Roll Call:

Ayes: Councilpersons Dalina, Buchanan, Enriquez, Kilpatrick, McGill, All Ayes.

Nays: None. Carried.

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

WHEREAS, the Borough Council of the Borough of Sayreville desires to create a realistic opportunity for the creation of affordable housing within the Borough; and

WHEREAS, the Borough Council adopted Ordinance 413-18 establishing two inclusionary zones called the AH-1 and AH-2 zones and Ordinance 425-18 amending the AH-1 and AH-2 zones; and

WHEREAS, in an Order dated December 20, 2018, the Borough received a Conditional Judgment of Compliance and Repose; and

WHEREAS, the Borough Council wishes to amend the AH-1 and AH-2 zones in accordance with the conditions laid out in the December 20, 2018 Order.

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

Section 26-84, Sections 26-84.3.1a and 26-84.3.1b SUPPLEMENTAL ZONING REGULATIONS, of Chapter XXVI, LAND DEVELOPMENT, of the revised General Ordinances of the Borough of Sayreville, are hereby amended to read as follows:

Subsection 3.1a- **AH-1 Affordable Housing 1 Zone (Camelot I)**

1. The purpose of the AH-1 Affordable Housing 1 Zone, which applies to Block 136.16 Lots 30.05 and 30.06, is to provide areas within the Borough designed for multi-family housing, including family affordable housing. The intent of this zone is to be developed as a comprehensive development. Should any other section of the Borough's Land Development Ordinance (Chapter 26 of the Borough's Revised General Code) contradict with the standards herein, this ordinance section shall take precedence.

The development of the AH-1 Zone shall be substantially consistent with the attached concept plan, dated May 15, 2018.

This ordinance supersedes the Court Ordered Rezoning of this area.

2. Principal Permitted Uses
 - (a) Multi-family dwellings
3. Permitted Accessory Uses
 - (a) Private parks and playgrounds
 - (b) Private recreation buildings and facilities
 - (c) Garages and off-street parking facilities
 - (d) Uses customary and incidental to the principal use
4. The following bulk standards shall apply:

- (a) Minimum Lot Area: 11 acres
 - (b) Minimum Building Setback:
 - i. From Main Street: 90 feet
 - ii. From eastern lot line: 100 feet
 - iii. From southern lot line: 40 feet
 - iv. From western lot line: 20 feet
 - (c) Minimum Distance Between Buildings:
 - i. Front to front: 60 feet
 - ii. Front to rear or end: 72 feet
 - iii. Rear to rear or end: 72 feet
 - iv. End to end: 25 feet
 - (d) Minimum Parking Setback:
 - i. The minimum distance to off-street parking spaces from buildings shall be 15 feet. Driveways located in front of garages do not require a setback.
 - ii. The minimum distance to off-street parking areas from the Main Street ROW shall be 25 feet.
 - (e) The minimum distance from buildings less than thirty-five (35) feet in height to off-street parking spaces shall be twelve (12) feet. (Note: Does not apply to garages and driveway parking). The minimum distance from buildings equal to or greater than thirty five (35) feet in height to off-street parking spaces shall be 15 feet. Driveways adjacent to garages shall be a minimum of 20 feet in length.
 - (f) Maximum Building Height: 4 stories / 56 feet
 - (g) Minimum Roof Pitch shall be 5 on 12
 - (h) Maximum Building Coverage: 25%
 - (i) Maximum Impervious Coverage: 65%
5. Minimum Off-Street Parking: Parking shall comply with RSIS
6. Maximum Number of Units: 168 dwelling units. A minimum of 10 units shall be affordable units. An additional 10 units may be permitted, however, in no instance shall more than 318 units be permitted on both Camelot I and Camelot II Developments.
7. Affordable Housing
- (a) The development of all affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation; except that the deed restrictions/affordability controls for those affordable units shall remain in place for a period of at least 50 years.
 - (b) A minimum of 50% of all affordable units shall be affordable to very-low and low-income households. All other affordable units shall be affordable to moderate-income households.
 - (c) A minimum of 13% of all affordable units will be affordable to very-low income households.
 - (d) All aspects of the affordable housing component of the tract, including but not limited to monitoring, advertisement, eligibility, controls, and restrictions, shall be in conformance with the Borough's affordable housing ordinance, found in Chapter 35 of the Borough's Revised General Code.
8. Additional Standards
- (a) The development shall include recreational facilities for use by the residents of the entire tract.
 - (b) A landscaped boulevard entrance to the site is required off Main Street. A secondary entrance off Main Street is permitted, subject to appropriate approvals.
 - (c) Existing water features may be modified. However, the water feature shall be enhanced and maintained as an additional amenity and potentially function as a retention basin.
 - (d) No building shall exceed 170 feet in length.

(e) Basement dwellings are prohibited.

9. Design Standards

Any deviation from the following standards shall trigger waiver relief.

(a) Buffers

- i. To the extent feasible, (e.g. limitation within easements), a minimum 10 foot wide landscape buffer shall be provided along the perimeter lot lines/easements, closest to residential structures.
- ii. The buffer areas shall be planted with evergreen trees and other vegetation to provide optimal year-round screening.
- iii. Evergreen plantings shall be a minimum of six (6) feet in height at the time of planting. No buildings, signs, structures, storage of materials, roadways or parking shall be permitted within the buffer areas, with the exception of access roads into the development and freestanding signage, in accordance with this section.

(b) Signage

- i. The provisions of §26-89, entitled "Signs," shall govern any provisions regarding signage not addressed herein. Where there is conflict between §26-89 and this ordinance, this ordinance shall take precedence.
- ii. One (1) freestanding sign is permitted at the main entrance to the development. The sign shall not exceed 32 square feet per side and four (4) feet in height. This sign may or may not be illuminated.
- iii. The freestanding sign shall be setback a minimum of 10 feet from the lot line.

(c) Landscaping

- i. Any landscaping which, within 2 years of planting dies for any reason, shall be replaced by the developer(s) at their expense by way of written agreement.
- ii. A minimum of 1 tree per 10 surface parking spaces shall be provided.
- iii. All areas not occupied by buildings, roadways, parking areas, patios, walkways, and/or any other impervious surface shall be adequately landscaped. Landscaping may include grass.
- iv. No landscaping at any location shall interfere with site triangles.

(d) Street Trees

- i. Street trees shall be required as detailed in Section 26-97,2c of the Borough Land Development Ordinance

(e) Exterior Lighting

- i. Exterior lighting fixtures shall not create excessive glare or light levels or direct light onto neighboring buildings or properties.
- ii. Parking lot lights shall be LED and be provided at height not to exceed 22 feet.

(f) Circulation

- i. The development of the tract shall take into consideration both the vehicular and pedestrian movement of the site in accordance with RSIS standards.
- ii. Sidewalks shall have a minimum clearance of 4 feet in width. Sidewalk clearance must not be less than the minimum levels set by the Americans with Disabilities Act.

(g) Utilities

- i. Utilities shall be as visually unobtrusive as possible.
- ii. Meters and access panels shall be integrated with street and building design.
- iii. Transformers and primary and back-up generators shall be screened.

(h) Refuse and Recycling

- i. For affordable multi-family construction:
 - (1) No refuse and recycling storage and collection areas shall be permitted between the front of a building and the street.

- (2) All outside refuse and recycling storage areas shall conform to the perimeter setbacks as established herein.
- (3) Outdoor refuse and recycling containers shall be screened with a durable enclosure, so as to not be visible by public rights-of-way or adjacent properties. Landscaping and/or fencing may be used as additional screening measures.
- (4) Refuse and recycling areas shall be designed to appropriately contain all refuse generated on site.
- (5) There shall be clear and unobstructed access to all refuse and recycling areas for collection vehicles.

10. Section 26-81.2 Zoning Map of Chapter XXVI Land Development of the Revised General Ordinances of the Borough of Sayreville is hereby amended and superseded to include the AH-1 Affordable Housing 1 Zone as follows:

(a) Block 136.16 Lots 30.05 and 30.06



Subsection 3.1b- **AH-2 Affordable Housing 2 Zone (Camelot II)**

1. The purpose of the AH-2 Affordable Housing 2 Zone, which applies to Block 347.01 Lot 3.01 and Block 366.01 Lot 1, is to provide areas within the Borough designed for multi-family housing, including family affordable housing. The intent of this zone is to be developed as a comprehensive development. Should any other section of the Borough’s Land Development Ordinance (Chapter 26 of the Borough’s Revised General Code) contradict with the standards herein, this ordinance section shall take precedence.

The development of the AH-2 Zone shall be substantially consistent with the attached concept plan, dated May 15, 2018.

This ordinance supersedes the Court Ordered Rezoning of this area.

2. Principal Permitted Uses
 - (a) Multi-family dwellings
3. Permitted Accessory Uses
 - (a) Private parks and playgrounds
 - (b) Private recreation buildings and facilities
 - (c) Garages and off-street parking facilities
 - (d) Uses customary and incidental to the principal use
4. The following bulk standards shall apply:
 - (a) Minimum Lot Area: 20 acres
 - (b) Minimum Building Setback:
 - i. From Main Street: 30 feet
 - ii. From perimeter lot lines: 20 feet
 - (c) Minimum Distance Between Buildings:
 - i. Front to front: 60 feet
 - ii. Front to rear or end: 72 feet
 - iii. Rear to rear or end: 72 feet
 - iv. End to end: 25 feet
 - (d) Minimum Parking Setback:
 - i. The minimum distance to off-street parking spaces from buildings shall be 15 feet. Driveways located in front of garages do not require a setback.
 - ii. Off-street parking shall not be located within the building setback along the eastern boundary of the property that shares a property line with Block 347.01 Lot 2.05.
 - (e) The minimum distance from buildings less than thirty-five (35) feet in height to off-street parking spaces shall be twelve (12) feet. (Note: Does not apply to garages and driveway parking). The minimum distance from buildings equal to or greater than thirty five (35) feet in height to off-street parking spaces shall be 15 feet. Driveways adjacent to garages shall be a minimum of 20 feet in length.
 - (f) Maximum Building Height: 4 stories / 56 feet
 - (g) Minimum roof pitch shall be 5 on 12
 - (h) Maximum Building Coverage: 25%
 - (i) Maximum Impervious Coverage: 65%
5. Minimum Off-Street Parking: Parking shall comply with RSIS
6. Maximum Number of Units: 150 dwelling units. A minimum of 8 units shall be affordable. An additional 10 units may be permitted, however, in no instance shall more than 318 units be permitted on both Camelot I and Camelot II Developments.
7. Affordable Housing
 - (a) The development of all affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation; except that the deed restrictions/affordability controls for those affordable units shall remain in place for a period of at least 50 years.
 - (b) A minimum of 50% of all affordable units shall be affordable to very-low and low-income households. All other affordable units shall be affordable to moderate-income households.
 - (c) A minimum of 13% of all affordable units will be affordable to very-low income households.
 - (d) All aspects of the affordable housing component of the tract, including but not limited to monitoring, advertisement, eligibility, controls, and restrictions, shall be in conformance with the Borough's affordable housing ordinance, found in Chapter 35 of the Borough's Revised General Code.
8. Additional Standards

- (a) The development shall include recreational facilities for use by the residents of the entire tract.
- (b) A landscaped boulevard entrance to the site is required off Main Street. No other entrances are permitted unless an emergency access is required.
- (c) The proposed retention basins shall be maintained as an additional amenity for the site.
- (d) No building shall exceed 170 feet in length.
- (e) Basement dwellings are prohibited.

9. Design Standards

Any deviation from the following standards shall trigger waiver relief.

(a) Buffers

- i. A minimum 10-foot wide landscape buffer shall be provided between the buildings/parking areas and Main Street as well as between the buildings/parking areas and the adjacent lot (Block 347.01 Lot 2.05).
- ii. The buffer areas shall be planted with evergreen trees and other vegetation to provide optimal year-round screening.
- iii. Evergreen plantings shall be a minimum of six (6) feet in height at the time of planting. No buildings, signs, structures, storage of materials, roadways or parking shall be permitted within the buffer areas, with the exception of access roads into the development and freestanding signage, in accordance this section.

(b) Signage

- i. The provisions of §26-89, entitled "Signs," shall govern any provisions regarding signage not addressed herein. Where there is conflict between §26-89 and this ordinance, this ordinance shall take precedence.
- ii. One (1) freestanding sign is permitted at the main entrance to the development. The sign shall not exceed 32 square feet per side and four (4) feet in height. This sign may or may not be illuminated.
- iii. The freestanding sign shall be setback a minimum of 10 feet from the lot line.

(c) Landscaping

- i. Any landscaping which, within 2 years of planting dies for any reason, shall be replaced by the developer(s) at their expense by way of written agreement.
- ii. A minimum of 1 tree per 10 surface parking spaces shall be provided.
- iii. All areas not occupied by buildings, roadways, parking areas, patios, walkways, and/or any other impervious surface shall be adequately landscaped. Landscaping includes grass.
- iv. No landscaping at any location shall interfere with site triangles.

(d) Street Trees

- i. Street trees shall be required as detailed in Section 26-97,2c of the Borough Land Development Ordinance

(e) Exterior Lighting

- i. Exterior lighting fixtures shall not create excessive glare or light levels or direct light onto neighboring buildings or properties.
- ii. Parking lot lights shall be LED and provided at a height not to exceed 22 feet.

(f) Circulation

- i. The development of the tract shall take into consideration both the vehicular and pedestrian movement of the site in accordance with RSIS standards.
- ii. Sidewalks shall have a minimum clearance of 4 feet in width. Sidewalk clearance must not be less than the minimum levels set by the Americans with Disabilities Act.

(g) Utilities

- i. Utilities shall be as visually unobtrusive as possible.

- ii. Meters and access panels shall be integrated with street and building design.
- iii. Transformers and primary and back-up generators shall be screened.

(h) Refuse and Recycling

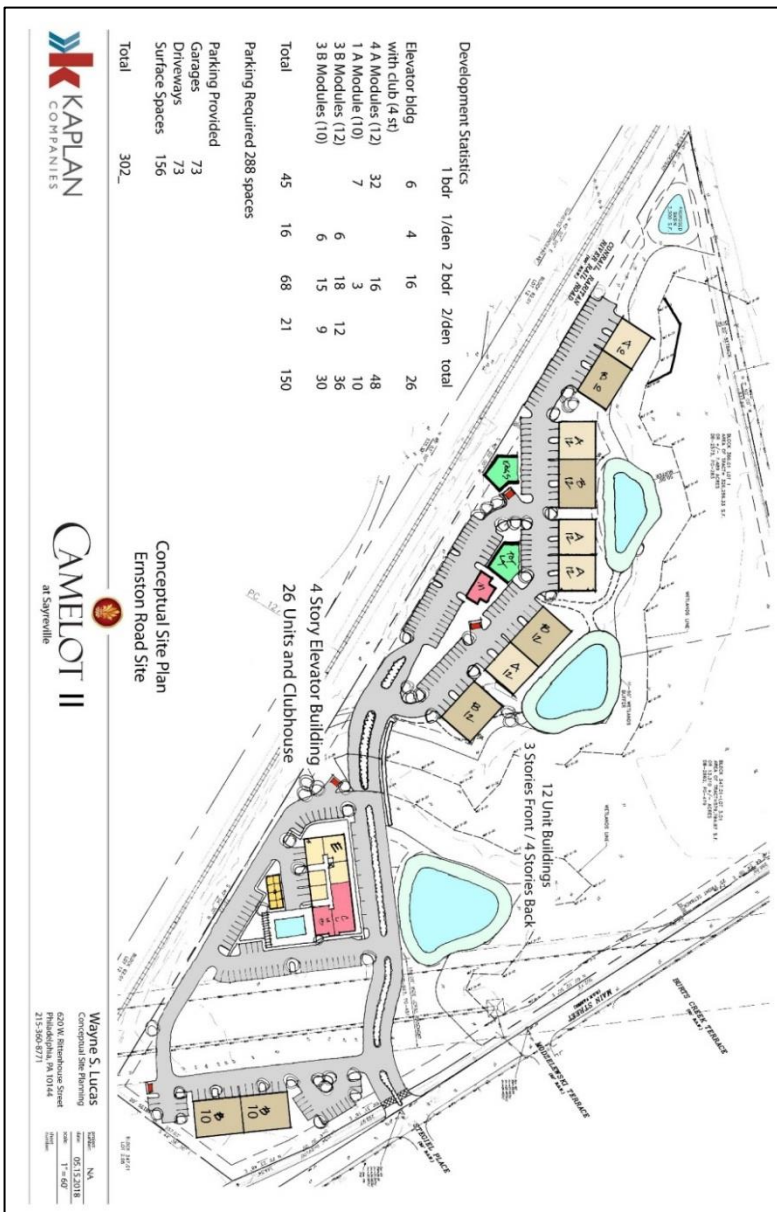
i. For affordable multi-family construction:

1. No refuse and recycling storage and collection areas shall be permitted between the front of a building and the street.
2. All outside refuse and recycling storage areas shall conform to the perimeter setbacks as established herein.
3. Outdoor refuse and recycling containers shall be screened with a durable enclosure, so as to not be visible by public rights-of-way or adjacent properties. Landscaping and/or fencing may be used as additional screening measures.
4. Refuse and recycling areas shall be designed to appropriately contain all refuse generated on site.
5. There shall be clear and unobstructed access to all refuse and recycling areas for collection vehicles.

ii.

10. Section 26-81.2 Zoning Map of Chapter XXVI Land Development of the Revised General Ordinances of the Borough of Sayreville is hereby amended and superseded to include the AH-2 Affordable Housing 2 Zone as follows:

(a) Block 347.01 Lot 3.01 and Block 366.01 Lot 1



/s/Kevin Dalina, Councilman
 (Planning & Zoning Committee)

ATTEST:

APPROVED:

/s/Theresa A. Farbaniec, RMC
Municipal Clerk
APPROVED AS TO FORM:

/s/Daniel Buchanan
Council President

/s/Michael DuPont, Esq.
Borough Attorney

Council President opened the meeting to the public on Ordinance #449-19.
Those appearing:

- Janice Benedetto, 1 Thomas Ave.

She questioned the exterior lighting and removing IES Standards from the ordinance. Mr. Barree responded that the Borough has an ordinance already in place regarding lighting.

She stated that unfortunately the 22 acres of wooded land with wildlife is now going to be developed and residents will lose the quality of life. She also stated that it should have been bought for open space.

She questioned the purchase of acreage that was approved for open space from Camelot 1 and 2 properties.

Borough Attorney responded that an easement agreement was being executed between Kaplan and Conrail.

-Charlie Lukie, 324 Oak Street

He questioned the sewers with the 22 acres that will be developed and who is responsible for paying it.

Borough Attorney responded that would be part of a development application.

Borough Engineer responded it would be the responsibility of the developer.

-Steve Roque, Costa Verde

He stated that the tax map has Cross Avenue going around his lot, but the survey has the road going through his lot.

Borough Attorney stated that he forwarded the information over to Mr. Gibson who is the attorney for NL and that Mr. Gibson would reach out to Mr. Roque.

Council President Buchanan stated there are adjustments that need to be made on Cross Avenue when it gets repaved.

Councilwoman Kilpatrick agreed that there are adjustments to be made.

-George Podolak, 48 Scott Avenue

He stated the fence along NL property states "No Trespassing, Danger Quick Sand" and questioned the quick sand. He spoke about the contamination on Scott Avenue and has cost the state 2 million dollars for clean-up.

Mr. Barree stated he has no information about the quicksand, but the property owner will have to do soil borings.

No further comments.

Council President called for a motion to close and adopt.

Councilman Dalina moved the Public Hearing be closed and the Ordinance adopted on second and final reading and advertised according to law. Motion was seconded by Councilwoman Kilpatrick.

Roll Call:

Ayes: Councilpersons Dalina, Buchanan, Enriquez, Kilpatrick, McGill, All Ayes.

Nays: None. Carried.

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

WHEREAS, the Borough Council of the Borough of Sayreville desires to create a realistic opportunity for the creation of affordable housing within the Borough; and

WHEREAS, the Borough Council adopted Ordinance 414-18 establishing an inclusionary zone called the AH-3 zone and Ordinance 424-18 amending the AH-3 zone; and

WHEREAS, on December 20, 2018 the Borough received a Conditional Judgment of Compliance and Repose; and

WHEREAS, the Borough Council wishes to amend the AH-3 in accordance with the conditions laid out in the December 20, 2018 Order.

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

Section 26-84, Section 26-84.3.1c, SUPPLEMENTAL ZONING REGULATIONS, of Chapter XXVI, LAND DEVELOPMENT, of the revised General Ordinances of the Borough of Sayreville, is hereby amended to read as follows:

Subsection 3.1c- **AH-3 Affordable Housing 3 Zone (Cross Ave / NL)**

1. The purpose of the AH-3 Affordable Housing 3 Zone, which applies to Block 297 Lot 1, Block 333 Lot 1, and Block 332 Lots 1, 2, 3, and 4, is to provide areas within the Borough designed for multi-family, attached single-family, and townhome inclusionary housing, including family affordable housing that may be developed as stacked flats forming part of a multi-family building or as part of a townhouse building. The intent of this zone is to be developed as a comprehensive development. Should any other section of the Borough's Land Development Ordinance (Chapter XXVI of the Revised General Ordinances of the Borough of Sayreville (Codified 1986), as amended and supplemented) contradict with the standards herein, this ordinance section shall take precedence.

This Ordinance supersedes the Court Ordered Rezoning of this area.

2. Principal Permitted Uses
 - (a) Single-family attached structures/townhomes.
 - (b) Affordable units may be developed as stacked flats located within a multi-family building or as part of a townhouse building.
3. Permitted Accessory Uses
 - (a) Private parks and playgrounds.
 - (b) Private recreation buildings and facilities.
 - (c) Garages and off-street parking facilities.
 - (d) Uses customary and incidental to the principal use.
4. The following bulk standards shall apply:
 - (a) Minimum Lot Area: 20 acres
 - (b) Area Permitted for Buildings: Block 333 Lot 1, Block 332, Lots 1, 2, 3, and 4.
 - (c) Minimum Building Setback:
 - i. From Cross Avenue: 25 feet.
 - ii. From perimeter lot lines, except the westerly perimeter: 25 feet.
 - iii. From internal streets: 12 feet.
 - iv. From westerly perimeter lot lines (westerly lot lines of Block 332, Lots 1 and 4: 100 feet.
 - v. No setbacks are required from Block 297 Lot 1.
 - vi. Block 297 Lot 1 and Block 332 Lots 1, 2, 3, 4 may contain stormwater facilities and/or recreational facilities, and Block 297 Lot 1 may also contain utility improvements, structures, and appurtenances.
 - (d) Minimum Distance Between Buildings:
 - i. Front to front: 1.25 x height.
 - ii. Front to rear or end: 1.5 x height.
 - iii. Rear to rear or rear to end: 35 feet.
 - iv. End to end: 20 feet.
 - (e) Minimum Parking Setback:

- i. The minimum distance to off-street parking spaces from buildings less than 35 feet in height shall be 12 feet. Driveways located in front of garages do not require a setback. Driveways shall be a minimum of 20 feet deep, as measured from the face of the garage door to the street.
 - ii. The minimum distance to off-street parking spaces from buildings equal to or greater than 35 feet in height shall be 15 feet.
 - (f) Maximum Building Height:
 - i. Townhouses: 2.5 stories / 35 feet.
 - ii. Affordable Multi-Family Structures: 3 stories / 48 feet.
 - (g) Maximum Building Coverage: 25%.
 - (h) Maximum Impervious Coverage: 65%.
- 5. Minimum Off-Street Parking:
 - (a) Parking shall comply with RSIS.
 - (b) A one-car garage and driveway combination shall count as 2.0 off-street spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way.
- 6. Maximum Number of Units: 132 dwelling units. A minimum of 7 units shall be affordable units.
- 7. Affordable Housing
 - (a) The development of all affordable units shall comply with the Uniform Housing Affordability Controls (UHAC), N.J.A.C. 5:80-26.1 et. seq. or any successor legislation; except that the deed restrictions/affordability controls for those affordable units shall remain in place for a period of at least 50 years.
 - (b) A minimum of 50% of all affordable units shall be affordable to very-low and low-income households. All other affordable units shall be affordable to moderate-income households.
 - (c) A minimum of 13% of all affordable units will be affordable to very-low income households.
 - (d) All aspects of the affordable housing component, including but not limited to monitoring, advertisement, eligibility, controls, and restrictions, shall be in conformance with the Borough's affordable housing ordinance, Chapter XXXV of the Revised General Ordinances of the Borough of Sayreville (Codified 1986), as amended and supplemented.
- 8. Additional Standards
 - (a) The development shall include a tot lot and a sitting/picnic area for use by the residents of the entire tract.
 - (b) A boulevard entrance to the site is permitted from the east side of the tract, off Cross Avenue. No other entrances are permitted unless an emergency access is required.
 - (c) Basement dwelling units are not permitted. But, finished basements, with a bathroom, as part of an overall townhouse, shall be permitted.
- 9. Design Standards

Any deviation from the following standards shall trigger waiver relief.

 - (a) Buffers
 - i. A minimum of a 10-foot planting strip, within and forming part of each building setback, (required by the provisions of Section 4.c, above) shall serve as a buffer area. The 10-foot minimum planting strip shall be situated in that portion of a building setback that is farthest away from any particular building.
 - ii. Stormwater facilities shall be permitted within building setbacks and the buffer areas that form a part of those setbacks.
 - iii. The buffer areas shall be planted with evergreen trees and other vegetation to provide optimal year-round screening.
 - iv. Screening materials shall be a minimum of six (6) feet in height at the time of planting.
 - (b) Signage

- i. The provisions of §26-89 of the Revised General Ordinances of the Borough of Sayreville (Codified 1986), as amended and supplemented, entitled "Signs," shall govern any provisions regarding signage not addressed herein. Where there is conflict between §26-89 and this Ordinance, this Ordinance shall take precedence.
- ii. One (1) freestanding sign is permitted at the main entrance to the development. The sign shall not exceed 32 square feet per side and four (4) feet in height. This sign may or may not be illuminated.
- iii. The freestanding sign shall be setback a minimum of 10 feet from the lot line.
- iv. Directional and temporary marketing signs are permitted on all internal roadways. Directional signs shall be consistent with each other and the tract's other signage.
- v. As an alternative to the one (1) double sided freestanding sign, permitted by the provisions of Section 9.b.ii, two (2) single sided entrance wall signs are permitted. Each sign shall not exceed 24 square feet. The height of any sign on a retaining wall shall not exceed six (6) feet. All other signs shall not exceed four (4) feet in height.

(c) Landscaping

- i. Any landscaping which, within one (1) year or one (1) growing season of planting dies for any reason, shall be replaced by the developer(s) at the developer(s)' expense by way of written agreement.
- ii. All areas not occupied by buildings, roadways, parking areas, patios, walkways, and/or any other impervious surface shall be adequately landscaped. Landscaping may include grass. In larger open areas, grass may constitute the only landscaped feature.
- iii. No landscaping at any location shall interfere with site triangles.

(d) Street Trees

- i. Street trees shall be required. Trees shall be approximately fifty (50') feet apart and located between the setback line and the street right-of-way line if possible (including the side street on corner lots) and not closer than twenty-five (25) feet from any existing or proposed streetlight or street intersection.
- ii. The trees shall be planted so as not to interfere with utilities, roadways or sidewalks
- iii. Trees shall be nursery grown stock of not less than two and one-half (2-1/2") inches in caliper at breast height. There shall be no limitation on the height of the branches at planting. Where there is adequate existing growth the Borough may waive this requirement. Species which provide shading and aesthetic benefit, conform to prevailing street tree patterns in the Borough and take branching pattern and hardiness into consideration, are recommended.

(e) Exterior Lighting

- i. Exterior lighting fixtures shall not create excessive glare or light levels or direct light onto neighboring buildings or properties.
- ii. Street lights shall be LED and provided along all internal streets at a height not to exceed 22 feet.

(f) Circulation

- i. The development of the tract shall take into consideration both the vehicular and pedestrian movement of the site.
- ii. Sidewalks shall be provided throughout the entire tract, providing access to all structures and parking areas in accordance with applicable RSIS standards. Based upon RSIS standards, the Planning Board may grant a de minimis exception regarding the provision of sidewalks.
- iii. Sidewalks shall have a minimum clearance of 4 feet in width. Sidewalk clearance must not be less than the minimum levels set by the Americans with Disabilities Act.
- iv. All intersections shall contain handicapped accessible ramps.
- v. All intersections shall contain crosswalks.

(g) Utilities

- i. Utilities shall be as visually unobtrusive as possible.
- ii. Meters and access panels shall be integrated with street and building design.
- iii. Transformers and primary and back-up generators shall be screened.

(h) Refuse and Recycling.

i. For affordable multi-family construction:

- (1) No refuse and recycling storage and collection areas shall be permitted between the front of a building and the street.
- (2) All outside refuse and recycling storage areas shall conform to the perimeter setbacks as established herein.
- (3) Outdoor refuse and recycling containers shall be screened with a durable enclosure, so as to not be visible by public rights-of-way or adjacent properties. Landscaping and/or fencing may be used as additional screening measures.
- (4) Refuse and recycling areas shall be designed to appropriately contain all refuse generated on site.
- (5) There shall be clear and unobstructed access to all refuse and recycling areas for collection vehicles.

- ii. Alternative Refuse and Recycling Concept for Affordable Housing: Instead of providing for refuse and recycling storage and collection facilities and processes as set forth in Section I.h.i, above, if affordable housing units are provided utilizing a townhouse development scheme, footprint, or building, then refuse and recycling storage and collection for affordable units may be the same as for all other townhomes. Refuse and recycling storage may be on an individual basis and internal to the footprint of each unit, with collection being achieved via individual pickup and the use of private containers placed curbside on collection days.

10. Section 26-81.2 Zoning Map of Chapter XXVI, Land Development Ordinance, of the Revised General Ordinances of the Borough of Sayreville (Codified 1986), as amended and supplemented, is hereby amended and superseded to include the AH-3 Affordable Housing 3 Zone as follows:

- (a) Block 297 Lot 1, Block 333 Lot 1, Block 332 Lots 1, 2, 3, 4 (Cross Avenue/NL Site)

/s/Kevin Dalina, Councilman
(Planning & Zoning Committee)

ATTEST:

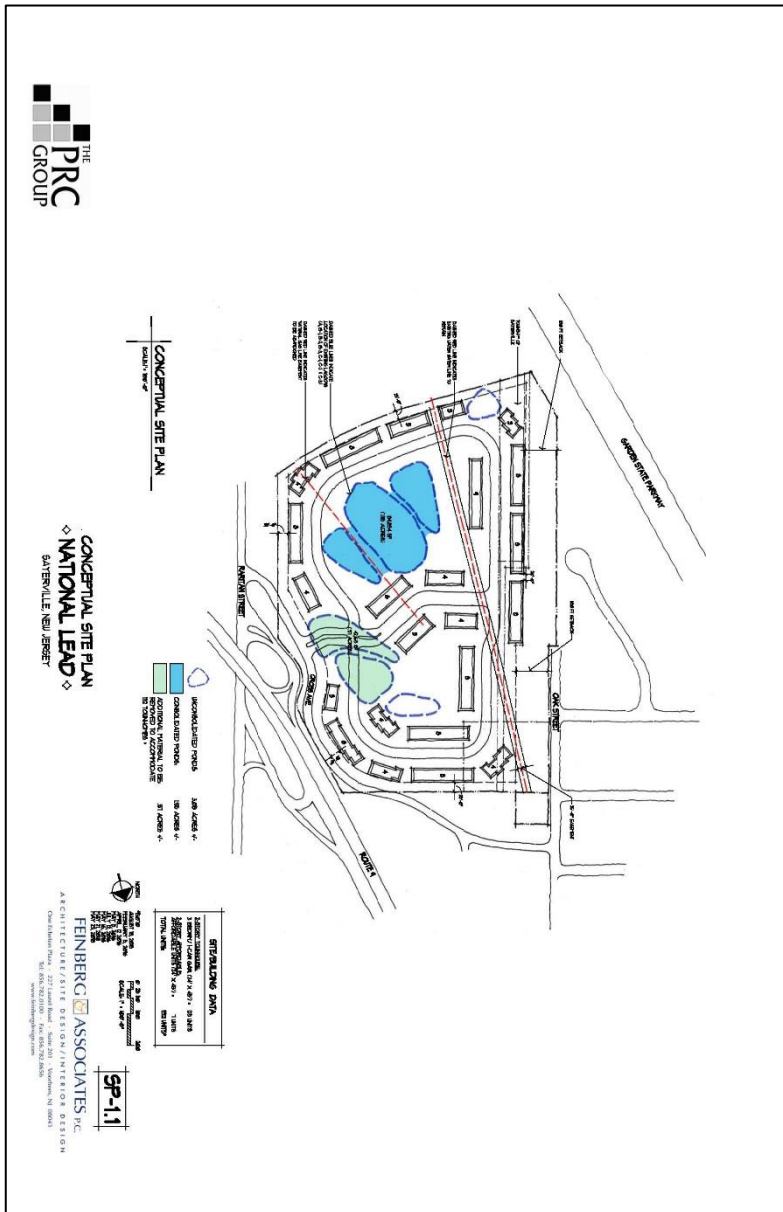
/s/Theresa A. Farbaniec, RMC
Municipal Clerk

APPROVED:

/s/ Daniel Buchanan
Council President

APPROVED AS TO FORM:

/s/Michael DuPont, Esq.
Borough Attorney



Council President opened the meeting to the public on Ordinance #450-19.

There were no appearances.

Council President called for a motion to close and adopt. Councilman Dalina moved the Public Hearing be closed and the Ordinance adopted on second and final reading and advertised according to law. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons Dalina, Buchanan, Enriquez, Kilpatrick, McGill, all Ayes.
Carried.

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

WHEREAS, the Borough Council of the Borough of Sayreville adopted ordinance 365-17 on October 10, 2017, which revised the General Ordinance of the Borough of Sayreville to implement an affordable accessory apartment program in the Office/Service Overlay Zone; and

WHEREAS, the Borough received a Conditional Order of Judgment of Compliance and Repose in an Order dated December 20, 2018; and

WHEREAS, the Borough Council wishes to amend the Accessory Apartment ordinance in accordance with the conditions laid out in the December 20, 2018 Order.

BE IT ORDAINED by the Mayor and Council of the Borough of Sayreville, in the County of Middlesex and the State of New Jersey, as follows:

SECTION 1. Sections 26-84.6.i., j., and k, SUPPLEMENTAL ZONING REGULATIONS, of Chapter XXVI, LAND DEVELOPMENT, of the revised General Ordinances of the Borough of Sayreville, is hereby amended to read as follows:

- i. The following accessory apartment regulations are hereby enacted for the purpose of providing additional opportunities for affordable housing in the Borough. All accessory apartment units shall meet the following conditions:
 1. Accessory apartments shall comply with all applicable statutes and regulations of the State of New Jersey in addition to local building codes;
 2. The accessory apartment shall, for a period of at least 10 years from the date of the issuance of the certificate of occupancy for the unit, be rented only to a duly qualified (at the time of initial occupancy) very low, low or moderate income household based upon a rent level calculated to be affordable to such household in accordance with the criteria set forth in the Borough's Affordable Housing Ordinance;
 3. Affordable rent levels for accessory apartments shall be calculated to include a deduction for tenant paid utilities (a utility allowance);
 4. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the accessory apartment is located running with the land and limiting its subsequent rental in accordance with the foregoing requirements for the entire term of the deed restriction;
 5. Each accessory apartment shall have living/sleeping space, a complete kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of no less than two rooms, one of which shall be a full bathroom;
 6. The accessory apartment shall have a separate door with direct access to the outdoors;
 7. The potable water supply and sewage disposal system for the accessory apartment shall be demonstrated to be adequate;
 8. The accessory apartment shall be affirmatively marketed throughout the Borough's housing region; and
 9. In the case of an accessory apartment created illegally or without proper permits which the property owner desires to legitimize as an accessory apartment under this ordinance, all of the requirements of this ordinance shall apply, except that no subsidy shall be provided by the Borough.
 10. All accessory apartments shall be advertised to, and occupied by, very low-income households.

- j. The Borough shall designate an Administrative Agent to administer the accessory apartment program.
 1. The Administrative Agent shall administer the accessory apartment program including advertising, income qualifying prospective tenants, setting rents and annual rental increases, maintaining a waiting list, distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory apartment program;
 2. The Administrative Agent shall only deny an application for an accessory apartment if the project is not in conformance with all of the requirements of the municipal development ordinance, including this Section, or the Borough's Affordable Housing Ordinance. All denials shall be in writing with the reasons clearly stated; and
 3. The Borough shall provide at least \$10,000 to subsidize the physical creation of an accessory apartment conforming to all applicable

requirements. Prior to the grant of any subsidy, the property owner shall enter into a written agreement with Sayreville Borough insuring that (i) the subsidy shall be used only to create the accessory apartment and (ii) the apartment shall meet all applicable requirements of the Borough of Sayreville.

k. Applications for the creation of an accessory apartment shall be submitted to the Administrative Agent and shall include the following:

1. A sketch of floor plan(s) showing the location, size and relationship of both the accessory apartment and primary dwelling or use within the building;
2. Rough elevations showing the modification of any exterior building façade to which changes are proposed; and
3. A site development sketch showing the location of the existing dwelling and other existing structures; all property lines; proposed addition if any, along with minimum building setback lines; the required parking spaces for both dwelling units; and any man-made conditions which might affect the proposal.

SECTION 2. SEVERABILITY CLAUSE

If any article, section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

SECTION 3. REPEALER

All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

/s/Kevin Dalina, Councilman
(Planning & Zoning Committee)

ATTEST:

APPROVED:

/s/Theresa A. Farbaniec, RMC
Municipal Clerk

/s/ Daniel Buchanan
Council President

APPROVED AS TO FORM:

/s/Michael DuPont, Esq.
Borough Attorney

Council President opened the meeting to the public on Ordinance #451-19.
Those appearing:

-Patricia Callerel, on behalf of mother who resides at 386 Main St.
She questioned the water line right of way and if it would be a thru way onto Main Street.
Mr. Barree responded it's only a right of way.
She also questioned if we received site plans for the senior housing that will be built there.
Mr. Barree responded not until an application is received.

She then questioned how many units.
Mr. Barree responded that there isn't a number.

No further comments.

Council President called for a motion to close and adopt.
Councilman Dalina moved the Public Hearing be closed and the Ordinance adopted on second and final reading and advertised according to law. Motion was seconded by Councilwoman Kilpatrick.

Roll Call:

Ayes: Councilpersons Dalina, Buchanan, Enriquez, Kilpatrick, McGill, All Ayes.
Nays: None. Carried.

ORDINANCE #451-19

**AN ORDINANCE ADOPTING THE RIVER ROAD
REDEVELOPMENT PLAN AMENDMENT**

WHEREAS, on January 27, 2003 the Borough deemed the following properties as an area in need of Redevelopment:

- Block 175 Lots 9, 10, 11 12.03, 12.04, 12.05
- Block 175.01, Lots 1 and 2
- Block 176, Lots 2.02 and 2.04 ; and

WHEREAS, a Redevelopment Plan was adopted by the Borough Council in March 2003; and

WHEREAS, a portion of the Redevelopment Area is a component of the Settlement Agreement between the Borough of Sayreville and the Fair Share Housing Center (FSHC) and is also one of the affordable housing sites identified in the Sayreville Housing Element/Fair Share (HE/FSP) plan adopted by the Planning Board on June 13, 2018 and which is currently being amended; and

WHEREAS, an amended Redevelopment Plan was adopted by the Borough Council on June 25, 2018 that included a provision for affordable family rental units; and

WHEREAS, the Borough received a Conditional Order of Judgment of Compliance and Repose in an Order dated December 20, 2018; and

WHEREAS, the Borough Council wishes to amend the River Road Redevelopment Plan in accordance with the conditions laid out in the December 20, 2018 Order.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the River Road Redevelopment Plan Amendment with the amendment date of April 2019, attached hereto as Rider A, is hereby adopted as the Redevelopment Plan for the River Road Redevelopment Area as defined within the Plan; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect following adoption and approval in the time and manner prescribed by law.

/s/ Kevin Dalina, Councilman
(Planning & Zoning Committee)

ATTEST:

APPROVED:

/s/ Theresa A. Farbaniec, RMC
Municipal Clerk

/s/ Daniel Buchanan
Council President

APPROVED AS TO FORM:

/s/ Michael DuPont, Esq.
Borough Attorney

c) Appointments

Council President Buchanan made a **motion to appoint** Reginah Mako to the Human Relations Commission. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes.

- **NEW BUSINESS:**

a) Deputy Clerk Morelos reported having received the Supplemental Debt Statement as of May 13, 2019, from CFO Denise Biancamano.

Councilman Dalina moved the Supplemental Debt Statement be received and filed. Seconded by Council President Buchanan.

Roll Call: Councilpersons Dalina, Buchanan, Enriquez, Kilpatrick, McGill, all Ayes. Carried.

b) Introduction of the following ordinances:

BOND ORDINANCE #453-19

BOND ORDINANCE PROVIDING FOR VARIOUS 2019 ROADWAY PAVING AND RECONSTRUCTION PROJECTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$3,800,000 THEREFOR (INCLUDING A GRANT RECEIVED OR EXPECTED TO BE RECEIVED FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$401,350) AND AUTHORIZING THE ISSUANCE OF \$3,398,650 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Co. McGill – Admin. & Finance Committee, Public Hearing May 28, 2019)

Councilman McGill moved the ordinance be approved on first reading, advertised according to law and a Public Hearing be held on May 28, 2019. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons McGill, Buchanan, Dalina, Enriquez, Kilpatrick, all Ayes. Carried.

ORDINANCE # 454-19

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER VII OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND SECTION 7-3.3 “PARKING PROHIBITED AT ALL TIME ON CERTAIN STREETS”

(Pershing Avenue - Public Safety – Co. Buchanan Public Hearing 5-28-19)

Councilman President Buchanan moved the ordinance be approved on first reading, advertised according to law and a Public Hearing be held on May 28, 2019. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons Buchanan, Dalina, Enriquez, Kilpatrick, McGill, all Ayes. Carried.

ORDINANCE #455-19

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER IV OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO ADD SECTION 4-10.7 “COMMUNITY OUTREACH AND SPECIAL PROJECTS SERVICE BUREAU”

(Public Safety – Co. Buchanan Public Hearing 5-28-19)

Councilman President Buchanan moved the ordinance be approved on first reading, advertised according to law and a Public Hearing be held on May 28, 2019. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons Buchanan, Dalina, Enriquez, Kilpatrick, McGill, all Ayes. Carried.

- **CONSENT AGENDA/RESOLUTIONS**

CONSENT AGENDA RESOLUTIONS

Council President Buchanan opened the meeting for any questions or comments on **Consent Agenda Resolutions**.

Those appearing were:

- Steve Melanaski, 28 Scarlett Drive
Questioned Resolution #2019-148.
Borough Attorney responded that's part of the COAH settlement.

No further questions or comments.

Council President Buchanan made a motion to close the public portion and the Consent Agenda Resolutions be approved on Roll Call Vote. Seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons Buchanan, Dalina, Enriquez, Kilpatrick, McGill, all Ayes. Council President Buchanan abstained from Resolution #2019-143.

RESOLUTION #2019-135

WHEREAS, all bills submitted to the Borough of Sayreville covering services, work, labor and material furnished the Borough of Sayreville have been duly audited by the appropriate committee;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that all bills properly verified according to law and properly audited by the appropriate committees be and the same are hereby ordered to be paid by the appropriate Borough officials.

Absent
Kennedy O'Brien, Mayor

/s/ Daniel Buchanan
Councilman

/s/ Victoria Kilpatrick
Councilwoman

/s/ Kevin Dalina
Councilman

/s/ Dave McGill
Councilman

/s/ Damon Enriquez
Councilman

Absent
Mary J. Novak, Councilwoman

Bill list of May 13, 2019 in the amount of \$14,682,881.86 in a separate Bill List File for 2019 (See Appendix Bill List 2019-A for this date).

RESOLUTION #2019-136

WHEREAS, property known as Lot(s) 4, in Borough Block 393, more commonly known as **890 Upper Main St**, in **South Amboy, NJ** is owned by **Rita Stella Kurzawa**;

AND, WHEREAS, Raymond T. Kurzawa, who had qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A 54; 4-3.30, causing his property to be exempt from taxation at the local level beginning with the first quarter of Calendar Year **2017** as verified by the Tax Assessor;

AND, WHEREAS, the Tax Bills for the four quarters of Calendar Year **2017, 2018, & 2019** were generated from the **2016, 2017, & 2018** Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with a tax bill for the calendar years **2017, 2018, &**

2019, while the property is correctly classified as being Tax Exempt commencing with first quarter of 2017;

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be, and he hereby is, authorized and directed to cancel all four quarters of 2017 and 2018, and the first two quarters of 2019, in the amount of \$19,612.81, as well as the last two quarters of 2019 and the first two quarters of 2020, which have yet to be billed and refund the amount paid for all four quarters of 2017 and 2018, as well as the first quarter of 2019, in the amount of \$17,632.81 on the property known and designated as Lot(s) 4 in Borough Block 393.

/s/ Dave McGill
Councilman
(Admin. & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-137

BE IT AND IT IS HEREBY RESOLVED that the Mayor and Council of the Borough of Sayreville hereby approve the request for reducing the park rental fee for Sayreville PBA Local #98's annual picnic being held at Burkes Park to a negotiated flat rate of \$450.00 as in past years and that said PBA Local #98 shall be responsible of all cleanup associated with event scheduled for August 25, 2019.

BE IT FURTHER RESOLVED that fees associated with the use of the Borough's mobile stage is hereby waved for this event.

/s/ Victoria Kilpatrick
Councilwoman
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-138

BE IT RESOLVED that the following person is hereby appointed to the following:

NAME OF APPOINTEE: Daniel Garbowski
Alfred Gawron, III
David Morelos

POSITION: Truck Driver

DEPARTMENT: Department of Public Works

EFFECTIVE: May 1, 2019

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted thereunder fixing the compensation to be paid municipal employees and that this appointment be made subject to all the rules and regulations of the New Jersey Department of Personnel.

/s/ Victoria Kilpatrick
Councilwoman
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-139

BE IT AND IT IS HEREBY RESOLVED that the use of the portable stage owned by the Borough of Sayreville is authorized for use by the City of South Amboy, on July 3, 2019 and that all costs associated with the delivery, use and retrieval/return of said stage shall be the responsibility of the City of South Amboy as agreed to by the Business Administrator Glenn Skarzynski.

/s/ Victoria Kilpatrick
Councilwoman
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-140

A RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE CONTRACTING PROCESS AND THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR A COMMUTER SHUTTLE SERVICE

WHEREAS, the Borough of Sayreville seeks to acquire proposals for a Commuter Shuttle Service as authorized by P.L. 2007, c. 348; and

WHEREAS, under the Local Public Contracts Law, specifically, N.J.S.A. 40A:11-4.1, in lieu of public bidding, competitive contracting may be used for specialized goods or services defined therein, including the purchase or licensing of proprietary computer hardware and software and the operation of concessions; and

WHEREAS, the provision of proprietary equipment for a Commuter Shuttle Service and operation thereof qualify as goods and services that may be procured through competitive contracting pursuant to N.J.S.A. 40A:11-4.1(b)(2); and

WHEREAS, pursuant to law, the use of competitive contracting must be authorized by resolution,

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville that the Business Administrator and other proper Borough officials are hereby authorized to utilize the competitive contracting process permitted under N.J.S.A. 40A:11-4.1 et seq. in procuring proposals for a Commuter Shuttle Service authorized by P.L. 2007, c. 348.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:11-4.5, the Borough Clerk is directed to publish notice of the availability of the request for proposals in an official newspaper of the Borough at least 20 days prior to the date established for the submission of proposals.

/s/ Dave McGill
Councilman
(Admin. & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-141

RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR NETWORK AND APPLICATION MAINTENANCE SERVICES

***WHEREAS**, the Borough of Sayreville has a need of network and application maintenance services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A- 20.5 and,*

WHEREAS, the Purchasing Agent has determined and certified in writing that the value manufacturing the two catwalks with stairs will exceed \$19,000.00; and,

WHEREAS, the anticipated term of this contract is less than one year; and

WHEREAS, TK1 Solutions of Woodbridge, NJ as indicated they will provide the needed network and application maintenance services for the Borough of Sayreville; and

WHEREAS, TK1 Solutions has completed and submitted a Business Entity Disclosure Certification which certifies that Integrity Iron Works has not made any reportable contributions to a political or candidate committee in the Borough of Sayreville in the previous one year, and that the contract will prohibit TK1 Solutions from making any reportable contributions through the term of the contract, and

WHEREAS, Certification as to the Availability of Funds is annexed hereto

NOW THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Sayreville authorizes the Purchasing Agent to enter into a contract with TK1 Solutions as described herein; and,

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

/s/ Dave McGill
Councilman
(Admin. & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-142

BE IT RESOLVED that the proper officials are hereby authorized to execute Agreement and Application for permission to conduct Fireworks Display between Starfire Corpation, 682 Cole Road, Carrolltown, PA 15722, and the Borough of Sayreville, covering display to be held at Kennedy Park on June 29, 2019 (rain date June 30, 2019) at a cost not to exceed \$17,000.00, subject to Starfire Corporation providing the appropriate insurance coverage as required by the Borough and further subject to said insurance indemnifying the Borough with regard to liability caused by the fireworks including personal injury and or property damage.

/s/ Damon Enriquez
Councilman
(Recreation Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-143

WHEREAS, the Borough of Sayreville feels the need to amend certain fees associated with the recreational sports programs;

BE IT AND IT IS HEREBY RESOLVED that the proper borough officials are hereby authorized to rescind Resolution #2006-116, adopted on May 8, 2006 and directed to amend the reimbursable ceiling for umpires' and referees' fees associated with the recreational sports programs;

BE IT FURTHER RESOLVED effective immediately the following rates for umpires and referees shall be as follows:

Single Senior Official	\$67.50 per game
Senior Official	\$45.00 per game
Junior Official	\$20.00 per game

/s/ Damon Enriquez
Councilman
(Recreation Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Victoria Kilpatrick
Councilwoman

RESOLUTION #2019-144

WHEREAS, on April 10, 2019 the Mayor and Council of the Borough of Sayreville, have received bids for various Water Treatment Chemicals, and

WHEREAS, Certification as to Availability of Funds is annexed hereto;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 13th day of May, 2019, that:

1. Contract for "Water Treatment Chemicals" be awarded to the following:

- Sodium Hypochlorite – Miracle Chemical Co.
- Sulfuric Acid & Sodium Hydroxide – Coyne Chemical Co.
- Sodium Bisulfate – Univar USA, Inc.
- Ferric Chloride – PVS Technologies, Inc.

On their bid price as appears on copy of bid document attached hereto and made a part hereof.

/s/ Victoria Kilpatrick
Councilwoman
(Water & Sewer Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION # 2019-145

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE
IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY,
APPROVING AND AUTHORIZING THE ISSUANCE OF A
SPECIAL EVENT PERMIT TO ST. STANISLAUS KOSTKA R.C. CHURCH
TO CONDUCT A PARISH CARNIVAL**

WHEREAS, St. Stanislaus Kostka R.C. Church has requested permission from the Mayor and Council of the Borough of Sayreville to conduct a Parish Carnival on the property of St. Stanislaus Kostka's Church and School from June 19, 2019 through June 22, 2019.

WHEREAS, it is the belief of St. Stanislaus Kostka R.C. Church that the Parish Carnival provides activities which are family and community oriented;

WHEREAS, the Mayor and Borough Council agree that the event proposed will enhance community spirit; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that St. Stanislaus Kostka R.C. Church is granted permission to conduct a Parish Carnival on the property of St. Stanislaus Kostka's Church and School from June 19, 2019 through June 22, 2019 without posting any fees.

/s/ Damon Enriquez
Councilman
(Recreation Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-146

A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ACCEPTING THE DEED OF DEDICATION FOR THE RIGHT OF WAY ON BLOCK 440, LOT 3.01 AND LOT 3.01-B2

WHEREAS, the Sayreville Zoning Board of Adjustment approved plans for the construction of a WaWa Food Mart and Fueling Station on March 28, 2018 with the condition that a portion of the property (namely the right of way of Old Cheesequake Road) to be deeded to the Borough of Sayreville; and

WHEREAS, on March 9, 2019 a proposed Deed of Dedication for Right of Way was forwarded to the Borough Administrator for review and acceptance; and

WHEREAS, the Borough Attorney for the Borough of Sayreville has reviewed and approved the Deed of Dedication for Right of Way; and

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of Sayreville that the Deed of Dedication for the Right of Way is hereby accepted.

/s/ Dave McGill
Councilman
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-147

A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING REFUND OF DISH WIRELESS APPLICATION FEE AND ESCROW DEPOSIT

WHEREAS, on April 10, 2019 Dish Wireless, through its attorney, applied to the Sayreville Zoning Board of Adjustment for site plan and variance approval for installation of base station equipment; and

WHEREAS, at the time of the application, Dish Wireless forwarded an application fee of Twelve Hundred Fifty Dollars (\$1,250.00) and an escrow deposit of Twenty Five Hundred Dollars (\$2,500.00); and

WHEREAS; on April 15, 2019 Dish Wireless, through its attorney, withdrew its application; and

WHEREAS, because of the withdrawal of the application by Dish Wireless, it is the intention of the Borough CFO to refund the application fee and escrow deposit forwarded by Dish Wireless with its initial application; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Borough of Sayreville CFO is authorized to refund to Dish Wireless, the sums of Twelve Hundred Fifty (\$1,250.00) Dollars representing its application fee and the sum of Twenty Five Hundred (\$2,500.00) Dollars representing the escrow deposit.

/s/ Dave McGill
Councilman
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-148

**RESOLUTION OF THE BOROUGH OF SAYREVILLE
ENDORING AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED
BY THE PLANNING BOARD**

WHEREAS, on July 6, 2015, the Borough of Sayreville (hereinafter "Sayreville" or the "Borough") filed a declaratory action with the Superior Court of New Jersey pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), entitled Matter of the Application of the Borough of Sayreville, County of Middlesex, Docket No. MID-L-4010-15 seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan, to be amended as necessary, satisfies its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, the Borough simultaneously, and ultimately secured, a protective order providing Sayreville and its Planning Board immunity from all exclusionary zoning lawsuits while the Borough pursues approval of its Housing Element and Fair Share Plan, which is still in full force and effect; and

WHEREAS, the Borough received a Conditional Order of Judgment of Compliance and Repose (JOR) in an Order (Order) dated December 20, 2018; and

WHEREAS, pursuant to the Order, on April 24, 2019, the Planning Board adopted an Amended Housing Element and Fair Share Plan (affordable housing plan); and

WHEREAS, the Borough wishes to endorse said affordable housing plan.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Sayreville in the County of Middlesex, and the State of New Jersey hereby endorses the Amended Housing Element and Fair Share Plan, adopted by the Planning Board on April 24, 2019.

/s/ Kevin Dalina
Councilman
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

RESOLUTION #2019-149

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY, REJECTING THE BIDS RECEIVED
FOR THE IMPROVEMENTS TO ALLGAIR AVENUE PROJECT**

WHEREAS, on April 30, 2019 the Borough of Sayreville accepted Bid Proposals for Improvements to Allgair Avenue; and

WHEREAS, there were only two (2) bids received and the bid price was in excess of the projected cost estimate and recommends the bids be rejected and re-advertised.

THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Borough Council that all bids received on April 30, 2019 for the Improvements to Allgair Avenue be rejected and the Borough Clerk is authorized to re-advertise for same.

/s/ Victoria Kilpatrick
Councilwoman
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DuPont, Esq.
Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Deputy Municipal Clerk

/s/ Daniel Buchanan
Council President

- **BOROUGH ENGINEER - Jay Cornell** - None
- **BOROUGH ATTORNEY - Michael DuPont** - None

- **PUBLIC PORTION & ADJOURNMENT**

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

Those appearing were:

-Charles Kratovil, Reporter, New Brunswick Today

He stated he filed several OPRA requests using OPRA Machine. He thanked the Clerk's Office for responding in a timely manner. He stated there is a cause for concern because the Borough is violating the state minimum wage law. Borough Attorney responded that the Mayor and Council would rectify anything wrong and it will be looked into.

-Ed Little, 12 Pero Court

He questioned the change in the water streams under the proposed warehouse development. He stated more and more water is coming into the basement. Borough Engineer responded that we normally don't get involved with private property with groundwater.

Mr. Little stated it started when they regraded the land. He is concerned about the groundwater.

Council President Buchanan asked the Borough Engineer to contact the Townhome Association.

-Lisa Michelle, 8 Siedler Lane

She stated that there needs to be more due diligence done on the plan use. She stated that the vote on the ordinance should be delayed because there needs to be more investigations done. She stated that there needs to be more outreach to the community so there is transparency of the serious issues. She questioned the lack of permitting and quality of the soil. She spoke about the flooding in Main St. Townhomes and that it should be examined. Her main concern is the traffic circulation. She stated there needs to be a discussion on how Crossman Road can be utilized. She commented about the noise pollution, public safety, and wear and tear of Main Street caused by the warehouses. She suggested that all the different developing of the Main Street area should all be discussed as one.

Borough Attorney responded that in regards to the mine registration they are registered with the mine commission and expires March 31, 2020. He responded that the soil contamination is the jurisdiction of the DEP. He stated there are appropriate permits for the work being done. He also stated in regards to the Main Street Bypass that the Borough is still waiting to hear back from the Army Corps. of Engineers.

Ms. Michelle responded that there isn't enough time between now and the public hearing to vote on the ordinance for the matters to be addressed. She stated it's not feasible to build warehouses across the way and allow the trucks to enter onto Main Street. She stated that the Planning Board was uncomfortable putting their stamp of approval on this.

Councilwoman Kilpatrick questioned that the Planning Board did approve the 207 homes and 3 warehouses.

Borough Attorney responded that the Planning Board approved an application back in 2014 for 207 homes and 6,000 square feet of warehouses.

Borough Engineer stated that the Planning Board approved the warehouses on 1/3 of the property. The application for the 207 homes was deemed incomplete.

Ms. Michelle urged them to postpone the vote on this and there is lack of transparency and information.

-Ed Szkodny, Scott Avenue

He stated that there is a quality of life of issue regarding Cambridge Paving Stones located in South Amboy. He stated the manufacturing is extremely disturbing with the continuous rumbling and vibrating that lasts about 14 hours. He stated that it's being investigated by Middlesex County Environmental Health Dept. and so far there is no resolution. He requested the Mayor and Council's support to rectify the problem.

-Arthur Rittenhouse, 33 Delikat Lane

Mr. Rittenhouse stated that for the past 2 years he has asked about the dirt going in and coming out. He stated that the only thing Freehold Soil Conservation does it approve the plan. He stated that the permits expired March 1, 2018.

Borough attorney responded that they've been looking into this for many months. Mr. DuPont also stated that when he spoke with Mocco's attorney who stated they do have the permits.

-Robert Griffin, Griffin Alexander PC, on behalf of Main St. Homeowner's Assoc.

He spoke about the traffic on Main Street and eliminating the opening of Lakeview Drive in the redevelopment plan. He stated at the corner of Kimball Drive East there is an "F" rated traffic congested pattern. He spoke about whether the Main Street Bypass comes or not. He also requested that the bypass come up Crossman Road instead of Kimball Drive. He questioned if the National Lead site was going to be built and if the Main Street bypass would be extended to there.

Response by Borough Attorney.

-Ed Little, 12 Pero Court

There are two major goals which is the safety of the citizens and betterment of life within the community. He stated that the whole bypass should be built at once.

-Charlie Lukie, 324 Oak Street

He requested the Mayor and Council to send a letter to the Governor about the volunteer fire company. He stated the Governor is taking away benefits.

-Duane Santos, 126 Winding Wood Drive

He stated that he's a truck driver/owner operator and has a problem finding truck parking. He was parking on Kennedy Drive but received 2 tickets and there are no signs stating that he can't park there.

Council President Buchanan stated that he will look into to see where he can Park and have signs posted so that he doesn't receive any more tickets.

-Jim Robinson, 11 Borelle Square

He questioned the property in Old Bridge were trucks are parked.

Business Administrator Frankel responded that he was told Mr. Robinson already received the information from the officials at Old Bridge.

Mr. Robinson stated that the site went in front of the Old Bridge Planning Board and received approvals and waivers. He stated that the trucks transport fuel. He questioned if the governing body received notification of this. He stated that they

have not complied with all of the conditions. His concern is if the fuel leaks into our wellfields.

Councilwoman Kilpatrick stated that the Clerk will look into if we received a notice to adjacent property owners with regards to it.

Mr. Robinson questioned changing the master plan to eliminate the extension of Lakeview Drive.

Borough Attorney responded the amended the redevelopment plan will be heard on May 28, 2019.

No further questions or comments. Councilman Dalina moved the public portion be closed. Seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes.

ADJOURNMENT

No further business, Councilman Dalina moved to adjourn. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all ayes.

Time: 9:24 P.M.

Respectfully submitted,

Jessica Morelos, RMC
Deputy Municipal Clerk

Date Approved: _____