

Council President Maher called the Agenda Meeting to order at 10:34 PM followed by a salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this Agenda Session Meeting being held on Monday, August 15, 2022 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 Conti, Dwumfour, Maher, Novak, Onuoha, Roberts

Absent: None

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

Others Absent: Victoria Kilpatrick, Mayor

- **OLD BUSINESS:**

- Council President Maher announced that the following Ordinance(s) will be voted on at the September 12, 2022 meeting.

**ORDINANCE #25-22**

**AN ORDINANCE AMENDING AND SUPPLEMENTING  
CHAPTER XII OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF SAYREVILLE TO AMEND SECTION  
12-3.5 PROPERTY RENTAL AND RESALE INSPECTION  
(Planning & Zoning - Co. Onuoha - Public Hearing 9-12-22)**

- **NEW BUSINESS:**

**COMMUNICATIONS & COMMITTEE REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

A) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received and Filed:

- 1) Municipal Clerk's monthly report for the month of July, 2022.
- 2) CFO's Investment Activity report for the month of June, 2022.
- 3) Office on Aging Supervisor's report for the month of July, 2022.

- Seconded by Councilwoman Roberts.

B) Application for **Place to Place Transfer received from Jahanvi Mehta** owner of PRCL # 1219-33-052-008 which is a Pocket License and place it 999 Route 9, Parlin, NJ.

- Resolution.

C) **Authorization for the Tax Collector** to refund taxes due to 100% **Disabled Veteran Tax Exemption:**

- 1) Refund 2020, 2021 and 2022 taxes in the amount of \$9,255.64 and cancel all subsequently billed taxes, covering 326 Stephens Avenue, Block 525.03, Lots 24-26.

- Resolution.

D) Committee Reports:

- 1) Progress.

➤ **PLANNING & ZONING – Councilman Onuoha**

A) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed:

- 1) Construction Official's report for the month of July, 2022.
- 2) Fire Prevention report for the month of July, 2022.
- 3) Zoning & Code Enforcement report for the month of July, 2022.
- 4) Planning Board minutes of June 15, 2022.

- Seconded by Councilwoman Novak.

B) **Notice to Adjacent Community/Property Owner -**

- 1) Notice of Public Hearing to held before the Planning Board on August 17, 2022 for site plan approval to allow for construction of three warehouse buildings with ancillary office space over three phases. Phase I proposes "Building A" will consist of 852,650 SF, Phase II proposes "Building B" will consist of 687,940 SF and Phase III proposes "Building C" will consist of 240,000 SF at Block 249, Lot 1, Block 250 Lot 1 & Block 251, Lot 1, Main Street.

- Seconded by Councilman Conti.

C) Received the following **Planning Board Resolution** which was memorialized on July 20, 2022:

- 1) Highway 9 Realty MV, LLC – Minor Site Plan  
Block 411.05, Lots 2 & 3, 927 Highway 9 North.

- Seconded by Councilwoman Maher.

D) Resolution from the Planning Board at their July 20, 2022 meeting determined that the National Amusement Theater Site be considered as an area in need of redevelopment.

- Ordinance.

E) Committee Reports:

- 1) Progress.

➤ **PUBLIC SAFETY – Councilwoman Dwumfour**

A) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed:

- 1) Municipal Court report for the month of July, 2022.
- 2) Board of Health Registrar and County reports for the month of July, 2022.
- 3) Police Department report for the month of July, 2022.

- Seconded by Councilwoman Maher.

B) Notice of Retirement received from John Zebrowski as Police Chief effective September 1, 2022.

- Seconded by Councilwoman Maher.

C) Committee Reports:

- 1) Progress.

Councilwoman Novak called for standing ovation for Police Chief John Zebrowski on his retirement.

➤ **PUBLIC WORKS – Councilman Conti**

A) **Minutes & Departmental Reports:**

Move 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 July, 2022.
- 2) Shade Tree Commission minutes of July 21, 2022.

- Seconded by Councilwoman Novak.

- B) Committee Reports:  
1) Progress

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

A) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed:

- 1) Water & Sewer Director's report for the month of July, 2022.

- Seconded by Councilwoman Novak.

- B) Notice of Retirement received from Steven Maag as Sewer & Water Repairer effective June 1, 2023.

- Seconded by Councilwoman Novak.

- C) Committee Reports:  
1) Progress

➤ **RECREATION – Council President Maher**

A) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed:

- 1) Recreation Department report for the month of July, 2022.

- Seconded by Councilwoman Roberts.

- B) Applications for Special Event received from the following:

- 1) Donna Roberts in conjunction with the Historical Society to hold a Women's Suffrage Ice Cream Social on August 21, 2022 at Borough Hall Park from 6:30pm-7:30pm.

- Approved.

- C) Committee Reports:

- 1) Bond for the park improvements that were approved in the capital budget.  
2) Play day was held at Borough Hall today.  
3) Evelyn Terrace Park.  
4) Community Garden sign.

➤ **MAYOR – Victoria Kilpatrick**

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

**- Admin. & Finance**

- 1) Authorization to appoint Meadow Magnani from Student Assistant to Clerk 1 Permanent Part-time effective September 1, 2022.

- Approved.

- 2) Authorization to appoint Kaitlyn Mulcahy from Clerk 1 -Temporary Part-time to Clerk 1- Permanent Part-time in the Clerk's Office effective September 1, 2022.

- Approved.

- 3) Authorization to reappoint Community Grants, Planning and Housing as the designated Administrative Agent for the purposes of providing affordability control services for all affordable housing within the Borough for period of January 1, 2022 to December 31, 2023.

- Resolution.

- 4) Authorization to reappoint Sean Nolan as Tax Collector.

- Resolution.

**- Planning & Zoning**

- 1) Authorization to promote Beth Magnani to Clerk 1 in the Planning Board Office, effective August 16, 2022.

- Approved.

**- Public Safety**

- 1) Authorization to issue a Changer Order #1 to Axon Enterprises for body worn cameras for \$25,313.26 per year to comply with additional state requirements.

-Resolution.

- 2) Authorization to scrap one (1) 2005 Dodge Durango VIN #1D4HB48D45F5060.

-Resolution.

- 3) Authorization to advertise for bids for the Melrose Firehouse Concrete Apron Upgrades.

-Resolution.

- 4) Authorization to purchase one (1) Pierce Velocity Fire Truck from Fire & Safety Services through HGAC Contract FS12-19 in an amount not to exceed \$1,863,975.94.

-Resolution.

**- Public Works**

- 1) Authorization for the City of South Amboy to use the Portable Stage for their Arts Fest on September 18, 2022 from 9am-5pm.

-Approved.

- 2) Authorization to promote Edward Grella to Grounds Maintenance Worker 1 in the Parks Department as per Civil Service Classification Appeal, retroactive to February 9, 2022.

-Approved.

- 3) Authorization to promote Craig Fallon to Heavy Equipment Operator in the Roads Department as per Civil Service Classification Appeal, retroactive to December 1, 2021.

-Approved.

- 4) Authorization to promote Rich Cierpial to Maintenance Repairer in the Parks Department, effective October 1, 2022.

-Approved.

- 5) Memorializing the emergency purchase of 95 Gallon Automated Garbage Cans from IPL North America, Inc. through HGAC Contract RC01-21 in the amount of \$46,258.05.

-Resolution.

**- Recreation**

- 1) Authorization to increase reimbursement fees for umpires and referees as follows:

Single Senior Official:	\$80.00
Senior Official:	\$55.00
Intermediate Official (New category):	\$40.00
Junior Official	\$30.00

-Resolution.

**- Water & Sewer**

➤ **C.F.O. - Denise Biancamano - None**

- 1) 2021 Annual Audit Corrective Action Plan filed with DCA.

-Resolution.

- 2) Authorization to amend the 2022 Local Municipal Budget for the following:  
- Coronavirus State & Fiscal Recovery Grant \$2,973,956.50

-Resolution.

- 3) Authorization to sell bonds.

-Resolution.

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) 2022 Roadway Improvements – Design Authorization (Verbal Report).

-Resolution.

- 2) Main Street Improvements (Bright Street to Brookside Avenue) – County Approval Resolution (Verbal Report).

-Resolution.

➤ **BOROUGH ATTORNEY - Michael DuPont**

- 1) Proposed TNR Ordinance.

➤ **EXECUTIVE SESSION - None**

➤ **PUBLIC PORTION**

Council President Maher opened the meeting up to the public for any and all questions or comments.

Those commenting were:

- Mark Hurley, AFSCME President & Kevin Krushinski, SAMS President  
Mr. Hurley questioned who they were going to negotiate with being the Business Administrator won't be here.  
Business Administrator Frankel responded that Mr. Merryman will be handling them.

- Charles Kratovil, Food & Water Watch  
Mr. Kratovil questioned if there was any further action that needed to be taken regarding the resolution opposing the power plant.  
Council President Maher stated that the resolution will on the agenda for the next meeting.

- Vincent Waranowicz, 15 Patton Dr.  
Mr. Waranowicz thanked them for making the fire truck happen.

- Alexa Harris, 47 E. Kupsch St.  
Ms. Harris questioned if the presentation has to be from the chair or vice chair of the Environmental Commission.  
Council President Maher responded yes.

No further comments.

**Councilwoman Roberts made a motion to close the Public Portion. Seconded by Councilwoman Novak.**

Roll Call: Voice Vote, all Ayes.

➤ **ADJOURNMENT**

No further business. **Councilwoman Roberts made a motion to adjourn the Agenda Session. Motion was seconded by Councilwoman Novak.**

AUGUST 15, 2022 AGENDA MEETING	
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Roll Call: Voice Vote, all Ayes.

Time: 10:54 P.M.

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Jessica Morelos, RMC  
Municipal Clerk

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