

Mayor O'Brien opened the Agenda Meeting at 10:55 PM followed by a salute to the flag.

❖ **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Session Meeting being held on Monday, September 25, 2017 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 Buchanan, Grillo, Kilpatrick, Lembo,
Melendez, Novak

Absent: None

Others Present: Mayor Kennedy O'Brien
Daniel E. Frankel, Business Administrator
Wayne A. Kronowski, C.F.O./Treasurer
Theresa A. Farbaniec, Municipal Clerk
Michael DuPont, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer

Others Absent: None

• **OLD BUSINESS:**

-If the following Ordinance(s) were introduced at the Council meeting they will be listed for Public Hearing and Adoption on October 10, 2017.

ORDINANCE NO. 364-17

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY ADDING A NEW SECTION TO CHAPTER XXVI,
SECTION 25-111, ENTITLED "DEVELOPMENT FEE ORDINANCE",
OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE**

(Introduced on May 22, 2017 & Withdrawn on 8/21/17)
(Planning & Zoning – Public Hearing, October 10, 2017)

ORDINANCE NO. 365-17

**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY SUPPLEMENTING AND AMENDING ARTICLE III OF
CHAPTER XXVI, LAND DEVELOPMENT, OF THE REVISED GENERAL ORDINANCES OF
THE BOROUGH OF SAYREVILLE TO PERMIT AFFORDABLE
ACCESSORY APARTMENT IN THE OFFICE/SERVICES OVERLAY ZONE**

(Introduced on May 22, 2017 & Withdrawn on 8/21/17)
(Planning & Zoning – Public Hearing, October 10, 2017)

ORDINANCE NO. 376-17

**BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO PULASKI AVENUE
IN THE BOROUGH OF SAYREVILLE, NEW JERSEY,
APPROPRIATING \$2,600,000 THEREFOR AND AUTHORIZING
THE ISSUANCE OF \$1,525,000 BONDS OR NOTES OF THE BOROUGH
FOR FINANCING PART OF SUCH APPROPRIATION**

(Admin. & Executive – Public Hearing, October 10, 2017)

ORDINANCE #377-17

**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #257-14
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS,
OFFICERS AND EMPLOYEES FOR THE
YEARS 2013, 2014, 2015 AND 2016 AS SET FORTH IN
THE S.A.M.S. BARGAINING AGREEMENT**

Recycling Coordinator
(Admin. & Executive – Public Hearing, October 10, 2017)

- **NEW BUSINESS:**

COMMUNICATIONS & COMMITTEE REPORTS

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

A) **Minutes & Departmental Reports:**

Councilwoman Novak move the following Minutes/Reports be Received & Filed:

- 1) Municipal Clerk's report for the month of August, 2017.
- 2) CFO's Investment Activity report for the months of July & August, 2017.
- 3) Office on Aging Supervisor's report for the month of August, 2017.

- Motion was seconded by Council President Buchanan.

B) Notice of retirement received from Donna Brodzinski as Tax Collector, effective December 31, 2017.

- Receive & File

C) Notice received from **JCP&L of petition filed with the BPU and Public Hearings** regarding the request that the board approve the procurement of basic generation Service supply thorough a statewide competitive auction process with new basic generation service charge become effective June 1, 2018.

- Receive & File

D) **Application for a Person to Person /Place to Place** transfer of PRCL #1219-33-021-009 **from** Gianna's, Inc. (Pocket) **to** Deja Vu3, LLC., 1979 Route 35 with conditions as outlined in packet.

- Approved/Resolution.

E) Committee Reports – Councilwoman Novak:

- 1) Read a letter into record from the Open Space Committee regarding priority acquisition recommendations from the Open Space Committee. Committee is requesting permission to start the acquisition process once again and begin with getting appraisals for the land.

Mayor requested that we reach out to the property owners to insure that they are interested in selling.

Borough Attorney stated that he spoke with Chris Gibson the attorney for National Lead who stated that the borough could make him an offer, so they appear to be willing.

2) Commented that she had been receiving apologizes from veterans for what happened at the meeting.

3) Wished Tom Pollando a Happy Birthday.

- **PLANNING & ZONING – Councilman Lembo**

A) **Minutes & Departmental Reports:**

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

- 1) Construction Officials report, Zoning and Code Enforcement reports, all for the month of July, 2017.
- 2) Planning Board minutes of June 21, 2017 and August 16, 2017.

- Seconded by Councilwoman Novak.

B) **Notice to Adjacent property Owners/Municipalities** received from: =

- 1) **Township of East Brunswick** amending their Zoning Ords. - Chapter 228 – Zoning.

-Receive & File

C) Committee Reports: 1) Progress

- **PUBLIC SAFETY – Councilman Grillo**

A) **Minutes & Departmental Reports:**

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

- 1) Municipal Court Administrator's report for the month of August, 2017.
- 2) Board of Health Registrar and County Inspectors

report for the month of August, 2017.

3) Police Chief's report for the month for August, 2017.

4) Board of Health minutes of June 1, 2017.

- Seconded by Councilwoman Novak.

B) Received **notification from Dept. of Environmental Protection** seeking the public's comment on their intent to approve an Air Pollution Control Operating Permit to Sayreville Generating Station. Any comments must be in writing and received by October 16, 2017.

- Receive & File

C) **Coin Toss request** received from:

1) **Sayreville Bombers Touchdown Club** to be held on October 29, 2017 from 10am-2pm at the intersection of Washington Road & Ernston Road.

- Approved

D) Committee Reports – Councilman Grillo:

1) Reminder - October 3rd at 7:00 PM at the Ale House
Morgan Resident Business Meet and Greet.

2) Progress.

• **PUBLIC WORKS – Councilwoman Kilpatrick**

A) **Minutes & Departmental Reports:**

Councilwoman Kilpatrick moved the following Minutes/Reports be Received & Filed:

1) Public Works Supervisors' reports for Bldg. & Grounds, Parks, Recycling, Roads & Sanitation and Garage Services all for the month of August, 2017.

2) Rent Leveling Board minutes of September 12, 2017.

- Seconded by Council President Buchanan.

B) Letter of **resignation received from Jorge Coelho** of the Rent Leveling Board effective October 1, 2017.

- Receive & File

C) Committee Reports:

1) Progress.

• **RECREATION – Councilman Melendez**

A) **Minutes & Departmental Reports:**

Councilman Melendez moved the following minutes or reports be received and filed:

1) Recreation Director's report for the month of August, 2017.

2) Recreation Advisory Board minutes of September 7, 2017.

- Seconded by Councilwoman Novak.

B) Committee Reports – Councilman Melendez:

1) Thanked everyone for their efforts with the Blast from the Past Car Show.

2) Reported on various Recreation Sponsored Events.

3) Prayers for Puerto Rico with devastation caused by Hurricane Maria.

Before moving on Councilwoman Novak questioned if there could be an economic study done on the Mocco Property. Right now they are looking at 3 warehouses and 207 more homes. Wondered if it would be beneficial one way or the other.

Discussion on what was needed and who could perform these services.

No objection for an RFP with a fee not to exceed \$20,000.

• **WATER & SEWER/ENVIRONMENTAL – Council President Buchanan**

A) **Minutes & Departmental Reports:**

Council President Buchanan moved the following minutes or reports be received and filed:

1) Water & Sewer Director's report for the month of August, 2017.

- Seconded by Councilwoman Novak.

B) Committee Reports – Councilman Buchanan.

1) Reported on a water main break today by the RR Tracks on Bordentown Ave. & Jernee Mill Road.

2) Progress

- **MAYOR – Kennedy O’Brien**

1) Thanked the Recreation Dept. for their putting together a successful Sayreville Day.

2) Commented on the success of Bridges of Peace, sponsored by Karen Bailey, Marie Esteves and Katelyn Hockenjos, a high school student for putting together a fund relief for the residents of Houston Texas and filled a tractor trailer with donations to be driven down to Houston. He also thanked the local restaurants who donated food during the event for a restaurant tasting of Sayreville.

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

- **Admin. & Finance**

- Authorization to execute an inter-local services contract with the County of Middlesex for Senior Citizens Transportation Services for a two year term beginning Jan. 1, 2018.

- Resolution.

- **Planning & Zoning**

- 1) Authorization to amend Revised General Ordinances, Chapter XII, Section 12-3.5 Property Rental and Resale Inspection.

- Ordinance

- 2) Authorization to execute an Access Agreement with Antea USA, Inc. on behalf of Getty Properties Corp. for the installation of one (1) groundwater monitoring well on the blocked off section of Old Cheesequake Road, in order to investigate groundwater contamination at the former Getty Service Station (now Starbucks) located at 957 Route 9, Sayreville.

- Resolution

- 3) Discussion on the Welcome to Historic Morgan sign.

- Councilman Grillo stated that they raised \$1,500. For the sign requesting the borough sponsor the balance of \$2,100.

- Councilman Buchanan asked who the advertisers are.

- Councilman Grillo said that it is Central Jersey Starter & Alternator, Century 21 Charles Smith Agency, himself, Assemblyman John Wisniewski and Ale House who is donating property for the sign.

- Councilman Buchanan expressed his concerns about having official's on the sign. would only want businesses names.

- Councilman Grillo requested that this just gets passed tonight with his and John's name removed.

- Approved for a fee not to exceed \$2,100.

Councilwoman Kilpatrick requested that the sign be relocated to where the Transcontinental Pipeline has their work area. When they leave the borough will become owners for \$1.00 and felt that area would be the most conducive for that sign.

Council President Buchanan made a motion that the sign be purchased and that the borough cover the balance for a fee not to exceed figure of \$2,100. And that it be approved to move in the future to the site recommended by Councilwoman Kilpatrick. Motion was seconded by Councilman Lembo.

Roll Call – Ayes: Council Persons Buchanan, Grillo, Kilpatrick, Lembo, Melendez, Novak.

Nays: None.

- **Public Safety**

- 1) Authorization to amend Chapter VII, Section 7-3.7 **Handicapped Parking Spaces** in Street to add one on Laurel Street.

- Ordinance.

- 2) Request received from **Williams Transco Pipeline** for an additional Waiver of Borough Noise Ordinance 5-3.6 b3 for an earlier start time of **8:00 AM through 6PM** from Sept. 21 through Oct. 1, 2017, as required by Ordinance.

- Approved.

- Public Works

- 1) Authorization to award Contract for Sayreville Free Public Library Roof Replacement to Safeway Contracting Inc., Kenilworth, NJ in an amount not to exceed \$470,000.00, subject to the waiver of minor irregularities.

- Resolution.

- 2) Authorization to issue **Change Order #1 for Library Meeting Room project** in the amount of \$6,574.97 which will increase the contract amount to \$454,074.97 to address concrete wall that was unknown until time of excavation.

- Resolution.

- Recreation

- Authorization to auction one (1) 2006 Ford F450, 22 Passenger Bus, VIN 1FDXE45S34HB04311.

- Resolution.

- Water & Sewer

- 1) Authorization for Borough Attorney to take legal action to recover monies owed to Borough from a commercial laundromat/dry cleaner.

- Approved.

- 2) Authorization to purchase one (1) Vactor Model 21156 Plus Combo Truck through the National Joint Powers Alliance Cooperative Purchasing Program from Jack Doheny Companies of Wharton, NJ in an amount not to exceed \$407,621.61.

- Resolution.

- 3) Authorization to extend contract for Hydrated Lime to Carmeuse Lime of Pittsburg, PA for one final two year term in an amount not to exceed \$169,490.00 per year, current contract near expiration.

- Resolution.

➤ **C.F.O. - Wayne Kronowski**

- 1) Report on Bond Sale.

- 2) Emergency Resolution authorizing \$350,000 over 5 years for the Preparation of Digital Tax Maps.

- Resolution.

- 3) Resolution authorizing CME to prepare Digital Tax Maps in an amount not to exceed \$350,000.

- Resolution.

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) Bordentown Avenue Water Treatment Plant Raw Water Pipe Replacement – Closeout of Contract and Change Order.

- Resolution.

- 2) Repairs to the Kennedy Park Bridges – Review of Change Order.

- Resolution.

- 3) Improvements to Main Street Extension – Receipt of Bids.

- Resolution.

- 4) Improvements to North Ernston Road – Receipt of Bids.

- Resolution.

➤ **BOROUGH ATTORNEY - Michael DuPont** - None

- **EXECUTIVE SESSION** – None

- **PUBLIC PORTION**

Mayor opened the meeting to the public for questions or comments on any item.

Those appearing were:

- James Robinson, 11 Borelle Square.
Commented on the Open Space discussion held earlier and the purchase of properties.
Questioned what would happen if Mr. Mocco were to say no to selling the property.
Did not want to see this negotiation die.
Councilwoman Novak said that she would need to know what is really worth to date.
Councilman Grillo suggested that we not allocate any money until Mr. DuPont has a serious conversation with the property owner tomorrow and see if he is willing to sell.

All agreed.

There being no other questions or comments. Councilman Grillo made a motion to close the public portion. Seconded by Councilman Lembo.

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

Councilman Lembo made a motion to adjourn. Motion was seconded by Councilwoman Novak

Roll Call – Voice Vote, all ayes. Carried.

Time 11:38 P.M.

SIGNED:

Theresa A. Farbaniec, RMC
Municipal Clerk

Date approved