

Council President Buchanan opened the Agenda Meeting at 8:01PM followed by a salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Meeting being held on Monday, February 8, 2016 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, Novak, Rittenhouse

Absent: Kennedy O'Brien, Mayor

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

Others Absent: None

- **OLD BUSINESS:**

a) -The following Ordinances were introduced at the Council meeting will be listed for Public Hearing and Adoption on February 22, 2016.

**ORDINANCE #322-16**

**AN ORDINANCE APPROPRIATING \$150,000.00  
FOR VARIOUS IMPROVEMENTS TO THE SANITARY SEWER SYSTEM  
FOR AND BY THE BOROUGH OF SAYREVILLE,  
COUNTY OF MIDDLESEX, NEW JERSEY  
(Water & Sewer Committee – Public Hearing Feb. 22, 2016)**

**ORDINANCE #323-16**

**AN ORDINANCE SUPPLEMENTING AND AMENDING  
CHAPTER XIII OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF SAYREVILLE TO AMEND SECTION 13-7.3  
Clothing Donation Bins  
(Public Works Committee – Public Hearing Feb. 22, 2016)**

**ORDINANCE #324-16**

**AN ORDINANCE SUPPLEMENTING AND AMENDING  
CHAPTER II OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF SAYREVILLE SECTION 2-33.6  
Amend Green Team Chapter Location in Code  
(Public Works Committee – Public Hearing Feb. 22, 2016)**

**COMMUNICATIONS & COMMITTEE REPORTS** **DISPOSITION**

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

a) **Minutes & Departmental Reports: (No Reports)**

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

- 1) **Old Bridge School of Dance Competition Team** to conduct an On Premise 50/50 and an On Premise Draw on March 6, 2016 (RA:1999 & RA:2000)
- 2) **Dwight D. Eisenhower Elementary PTO** to conduct an Off Premise 50/50 on May 3, 2016 (RA:2001).
- 3) **Samsel Upper Elementary School PTO** to conduct an On Premise Draw; On Premise Raffle and a Bingo on April 15, 2016 (RA:2002, RA:2003 & BA:503)
- 4) **Harry S Truman PTO** to conduct an On Premise Draw Raffle on April 29, 2016 (RA:2004).

5) **Social Club of Lakeview Development**, 1 Kulas Lane Special Bingo License covering  
Feb 20, 2016-Feb. 20, 2018

- Approved.

- c) Recommendation received from the Open Space Committee regarding an offer received from the Stasiak family to donate a parcel of property on Weber Ave. to the Borough.

- Accepted – Borough Attorney to prepare Resolution.

- d) Notice of **Public Hearings received from PSEG** for a rate adjustment (On file in Clerk's Office)

- Receive & File

- e) Committee Reports:

1) Commented on the Non-Binding Referendum on the election ballot this past November and asked that any decision be held off until such time as the as the Open Space Committee can make their presentation to the governing body some time in March.

• **PLANNING & ZONING – Councilman Grillo**

- a) **Minutes & Departmental Reports:**

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

- 1) Planning Board Minutes of January 20, 2016.

- Seconded by Councilwoman Novak.

- b) Application received from Snookers, LLC (Bryant Mitchell) to locate **one Temporary storage Trailer** on property known as 960 Rt. 9 So., - Pyramid Construction for the build out of a billiards hall. (Zoning Officer signed off on application)

- Approved – prepare resolution.

- c) Notice to Adjacent Property /Surrounding Municipalities received from:

- 1) **City of Perth Amboy** on an amendment to their Master Plan.

- Receive & File

- d) Received the following **Planning Board Resolution** was **Memorialized on February 3, 2016.**

-**Saker/Shop Rite** Site Plan Approval, Block 368.07, Lots 1 & 2.

- **Middlesex Energy Center, LLC** (Sayreville Landfill #3)

Preliminary and Final Major Site Plan and Design Waivers

- Receive & File.

- e) Committee Reports:

- 1) Progress.

• **PUBLIC SAFETY – Councilman Lembo**

- a) **Minutes & Departmental Reports: (No reports)**

- b) Committee Reports-

- 1) Progress

• **PUBLIC WORKS – Councilwoman Kilpatrick**

- a) **Minutes & Departmental Reports: (No Reports)**

- b) Committee Reports:

1) Discussion on the needs of a new public works facility and request for the Engineer to prepare a Feasibility Study and requested the conceptual plan be reviewed and the potential of any properties in the borough that would accommodate those conceptual plans keeping it cost efficient and fiscal.

The Engineer stated that more detailed information on the building costs themselves. During the next phase may be necessary to bring an architect on board to get a better feel as to what the Public Works Dept. may need in a building so that we can come up with some better cost figures.

Borough attorney stated that a motion should be made authorizing the Engineer to prepare a Feasibility Study for the project.

Motion so moved by Councilwoman Kilpatrick. Seconded by Councilwoman Novak.

Discussion:

Council President Buchanan stated that the business admin. did a lot of research on different properties and this project has been discussed for many, many years. He said that this is the right thing for the borough. He asked Mr. Frankel to give an overview on his research.

Mr. Frankel said that a study was performed and found one building that would fit the needs and size of our DPW but negotiations failed. The only other way to go is to build from the ground up. There are a lot of site available in Sayreville but most prove very challenging. Both environmentally and for contamination. Some sites we own and others we do not own. It would be a cost to the borough but need to do a feasibility study to see what that means to bring utilities and infrastructure to a site. A plan would have to be drawn out with an architect as the engineer discussed. We will have to sit down with Public Works and Public Works Committee and decide what is really needed in that building and then it would have to be brought back to council for study.

Councilwoman Kilpatrick brought out different issues with the current building and why one is needed.

It was noted that during the Governor's Press Conference during the blizzard the need was brought to the attention of the Lt. Governor and that they are asking for funding help and other avenues.

Council President asked for a Roll Call:

Roll Call: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse, all Ayes.

Councilwoman Kilpatrick thanked everyone for their outpouring of condolences for the passing of her grandfather.

- **WATER & SEWER/ENVIRONMENTAL – Councilman Rittenhouse**

- a) **Minutes & Departmental Reports: (No Reports)**

- b) Committee Reports:

- 1) Progress

- **RECREATION – Council President Buchanan**

- a) **Minutes & Departmental Reports: (No Reports)**

- b) Request received from the Sayreville Memorial Post 4699 for approved funding for the 2016 Memorial Day Parade scheduled for May 30, 2016.

- Approved.

- c) Committee Reports Councilman Buchanan:

- 1) Commented that this Thursday is the Presidents Day Naturalization Ceremony at the Library. Thanked the American Legion that will be taking part.

- 2) Reported on various Recreation sponsored events.

- 3) Appointments:

**Council President Buchanan made a motion to appoint the following:**

- **Borough Attorney** - McKenna, DuPont, Higgins & Stone, LLC - 1 Yr. Term.  
Seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak.  
Nays: Councilpersons Rittenhouse.

- **Special Counsel / Other Matters**-DeCotiis, FitzPatrick & Cole, LLP – 1 Yr. Term  
Seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

- **Litigation Counsel** - Weiner Lesniak, LLC  
Seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Novak.  
Nays: Councilpersons Lembo & Rittenhouse

- **Municipal Planner** - John Leoncavallo  
Seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Lembo, Kilpatrick, Novak, Rittenhouse.

- **Board of Adjustment**  
Maria Catallo - 4 Yr. Member  
Anthony Esposito - 2 Yr. Alt #2

Seconded by Councilwoman Novak

Discussion:

Councilman Rittenhouse said it came to his attention that Maria Catallo is out of Sayreville for six months. Other Council members were not aware of this issue. Councilwoman Novak stated that she put her application in and it has a Sayreville address.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak.  
Nay: Councilman Rittenhouse.

- Planning Board** – Class III – 1 Yr. Term - Steven Grillo

Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse, all Ayes.

- Board of Health** – Member – 3 Yr. Term - Valentine Tarr

Motion was seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

Clerk Farbaniec asked for clarification that the Council Liaison for the Board of Health was Councilman Lembo.

Council President Buchanan confirmed that the Liaison is Co. Lembo.

#### **Human Relations Commission**

- Jean McCarthy 3 Yr. Term
- Meaghan Spezzi 3 Yr. Term
- Moira Spezzi 3 Yr. unexp Term exp. In 2017.

Motion was seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

Councilwoman Novak stated that the Human Relations Commission has asked that the Ordinance be amended in order to be able appoint the Malara brothers as they have been members for a number of years then moved across street putting them in Old Bridge and not qualifying to be on the Commission.

- No objections, Borough Attorney and Clerk to work on an amendment to the Ordinance.

Councilwoman Novak asked that she officially be appointed as Council Liaison to the Commission on Aging. Council President made that motion. Seconded by Councilman Grillo.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

**Library Board of Trustees**

- Lauren Bayer - 5 Yr. Unexp. Term, exp. 2016.
- Co. Buchanan - Council Liaison

Motion was seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

Councilwoman Novak read a report from Ricci Melendez recommending the following be appointed to the **Technology Board** and asking that the Ordinance be amended to increase its membership to four and then appoint Fred Block:

- Alex Leykind - 3 Yr. Term
- David Melendez - 2 Yr. Term

Councilwoman Kilpatrick moved the appointments of Alex Leykind and David Melendez. Motion was seconded by Councilman Grillo.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Novak.  
Nay: Councilman Lembo, Rittenhouse.

Councilwoman Novak made a motion to authorize the Borough Attorney amend the Technology Board Ordinance increasing the membership for a total of four. Motion was seconded by Councilwoman Kilpatrick.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak.  
Nay: Councilman Rittenhouse.

Council President Buchanan appointed David McGill to replace Steve Grillo's 5 Year unexp. Term on SERA. Motion was seconded by Councilwoman Kilpatrick.

**Discussion:**

Councilman Rittenhouse expressed that he felt the ruling that the Borough Attorney previously made on SERA was incorrect. He believes that they cannot vote for appointments they made regarding the council being able to make appointments to that board.

Councilwoman Kilpatrick asked Councilman Rittenhouse to apologize to the Borough Attorney for the way he conducts himself in addressing him.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Novak.  
Nay: Councilman Lembo, Rittenhouse.

Council President Buchanan also clarified the appointment of Councilman Steven Grillo as **Council Liaison on the Board of Adjustment**. Motion was seconded by councilwoman Novak.

Roll Call: Ayes: Councilpersons Buchanan, Grillo, Kilpatrick, Lembo, Novak, Rittenhouse.

Council President Buchanan stated that the Recreation Director Jerry Ust had knee surgery last week and is now in recovery and wished him well.

He then said the law was reviewed regarding SERA and he clarified it stating that a councilperson cannot appoint or send someone to represent themselves to a SERA meeting – it has nothing to do with voting for themselves in a roll call for an appointment to SERA.

He went on to call for the Business Administrator's Report.

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

**- Admin. & Finance**

- 1) Request for authorization to execute a Memorandum of Agreement with the NJ Turnpike Authority and the Borough of Sayreville for Garden State Parkway Interchange 125 Improvements.

**And**

- 2) Request for authorization to approve the recommended Utility Order documents authorizing the NJ Turnpike Authority to relocate and install water mains, etc. along Chevalier Avenue and Main Street Extension

- Resolutions.

**- Planning & Zoning**

- 1) Resolution from SERA recommending that the Borough consider entering into a Pilot Agreement with Sayreville Seaport Urban Renewal Entity, L.P. regarding real property located at the Former NL Site.

-DeCotiis firm to come to a meeting to update the council as to where we are in contract negotiations with Sayreville Seaport.

**- Public Safety**

- 1) Request for authorization to renew the Radio System Maintenance Agreement with RF Design & Integration of Philadelphia through NJ State Contract T-0109/83907 for a period of Jan. 2016-June, 2016 in an amount not to exceed \$22,000.

- Resolutions.

**- Public Works**

**- Recreation**

- 1) Authorization to appoint Jeffrey Schnitzer to the title of Clerk 3 as per NJCSC Promotional Procedures.

- Resolutions.

Other:

He said that a councilman from South Amboy requested that Sayreville join South Amboy and Perth Amboy in their July 4<sup>th</sup> celebration on July 2<sup>nd</sup>.

- Declined.

**- Water & Sewer**

- 1) Authorization to extend the contract for Sewer Pump Station Maintenance and Repair with Municipal Maintenance Co. of Cinnaminson, NJ for one additional year.

- Resolutions.

- 2) Authorization to award contract for Sensus Water Meters and Related Equipment to HD Waterworks Supply LTD of Edison, NJ for purchases on an as-needed basis.

- Resolutions.

- 3) Authorization to advertise for the receipt of bids for Water Department Chemicals.

- Resolutions.

- 4) Request for authorization to appoint Jodie Klosek to the title of Keyboarding Clerk 3 as per NJCSC Promotional Procedures.

- Resolutions.

○ **C.F.O. - Wayne Kronowski**

1) Transfer Resolution

- Resolutions.

2) Budget Workshop Meeting is scheduled for Feb. 17<sup>th</sup> at 5:30 pm.

Councilman Rittenhouse requested that the meeting be recorded and televised and that they meet in the Council Chambers.

Councilwoman Novak stated that she is much more comfortable meeting in 310 for such a meeting as they sit across from each other and able to have conversations.

Councilman Grillo left the room at 8:40 PM.

○ **BOROUGH ENGINEER - Jay Cornell**

1) Bordentown Avenue Water Treatment Plant – Solar Energy Savings Program  
(Report Attached).

- Action taken earlier tonight.

2) Morgan Force Main Replacement – Funding for Project (Report Attached).

- Ordinance was introduced and should be adopted at the next meeting so we should be able to move ahead and have a resolution listed and get the Right of Entry signed we can get the project moving.

3) Improvements to Kath Street – Sanitary Sewer Extension (Report Attached).

- Ordinance introduced tonight has money to extend the sewer line and have the septic system to be abandoned we would need a Resolution approving the Change Order.

• **BOROUGH ATTORNEY - Michael DuPont ( None)**

• **EXECUTIVE SESSION**

(None)

• **PUBLIC PORTION**

At this time Council President Buchanan opened the meeting up to the public for any and all questions. Those appearing were:

- Barbara Kilcomons, 22 Schmitt Street  
Questioned if the bids were received for the equipment at Ft. Grumpy and if so what was the amount that we received.  
Mr. Frankel responded that the bids were received and that they were bid as one (all pieces together).  
CFO said approx.. \$13,000.

Mrs. Kilcomons felt selling them all as one was a disservice to the tax payers of the community because the borough could have received more if they were bid individually.

Mrs. Kilcomons suggested that the equipment the borough received from the Armed Forces also be used for snow removal.

There being no further questions or comments, Councilwoman Novak made a motion to close the public portion. Motion was seconded by Councilwoman Kilpatrick

Roll Call: Voice Vote, all Ayes.

Before closing Councilwoman Kilpatrick said that Tom Pollando is listed as a new applicant under the Recreation Advisory Board and due to his hectic schedule is asking to be removed.

Clerk asked for an e-mail requesting that he be removed.

Councilwoman Kilpatrick said that with the pending snow storm as well as with every snow storm to please remove your vehicles from the roadway.

- **ADJOURNMENT**

No further business.

Mayor called for a motion to adjourn.

Councilwoman Novak made a motion to adjourn. Motion seconded by Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes.

Time: 8:50 P.M.

SIGNED:

---

Theresa A. Farbaniec, RMC  
Municipal Clerk

---

Date Approved