

Mayor O'Brien opened the Agenda Meeting at 7:24PM followed by a salute to the flag.

• **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Meeting being held on Monday, March 28, 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: None

Others Present: Kennedy O'Brien, Mayor
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:

COMMUNICATIONS & COMMITTEE REPORTS

• **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

a) **Minutes & Departmental Reports:**

Councilwoman Novak moved the following minutes/reports be received and filed.

- 1) Board of Education Regular Meeting Minutes of March 1, 2016.
- 2) Municipal Clerk's report for the month of Feb. 2016
- 3) CFO's Investment Activity report for the months of Feb. 2016.
- 4) Office on Aging Supervisor's report for the month of Feb., 2016.

- Motion was seconded by Council President Buchanan.

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

- 1) **St. Stanislaus Kostka R.C. Church** to conduct an On Premise 50/50 and an On-Premise Draw (Pull Tab) Raffle on June 22, 23, 24, 25, 2016 (RA:2022 & RA:2023).

- Approved.

c) Applications for **Social Affair Permit** received from:

- 1) Fighters Law Enforcement Brothers MC to serve beer on May 1, 2016 at their fundraiser being held at Burkes Park.

- Approved

d) **2016 Tax Appeal(s) received from:**

Plaintiff/Petitioner	Block	Lot	Address
North Jersey Steel & Structural Corp.	246	1.05	Rear of Main Street
Gerdau Amersteel US, Inc.	246	1.07	Off Main Street
Torsiello Construction & Management	427.01	1	2045-2047 Hw. 35
106 Fort Dix Realty LLC	292.03	3	Highway 35
106 Fort Dix Realty LLC	295	3	6056 Highway 35 & 9
Michael Vail, Trustee	276	8	7076 Highway 35 & 9

- Forward to Tax Counsel

e) Authorization for CME Associates to prepare an **update to the 2005 Open Space Plan.**

- Resolution.

f) Committee Reports – Councilwoman Novak:

1) Reported that the Public Hearing on the Municipal budget is scheduled for April 28, 2016.

• **PLANNING & ZONING – Councilman Grillo**

a) **Minutes & Departmental Reports:**

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

- 1) Planning Board Minutes of March 2, 2016
- 2) Construction Officials report, Zoning and Code Enforcement report, Fire Prevention report all for the month of February, 2016.
- 3) Board of Adjustment Minutes of Feb. 24, 2016.

- Receive & File

b) Received the following **Planning Board Resolution** that were **Memorialized on March 16, 2016.**

- 1) **MCUA, Application for Capital Project Review was granted.**
- 2) **Sandra & John Jedrusiak**, Minor Subdivision, 67 Harding Ave, Blk 355, Lots 68, 68, 131 & 132.
- 3) **Pure Event Center, Inc.**, Amended Site Plan, 1970 Route 35, Blk. 425, Lot 1 & 2; 424, Lot 1.04

- Receive & File.

c) Received the following Notices:

- 1) Of an **application before** the April 6, 2016 **Planning Board** meeting seeking a minor subdivision for property located at 9 Frazee Avenue (Blk. 306, Lot 31) to cause two conforming lots.
- 2) **Public Hearing Report** received from the **NJ Turnpike Authority** for the **Garden State Parkway Interchange 125 Improvements Project** located in the Borough of Sayreville, Milepost 125.1 to 128.7.
(Report is on file in the Borough Clerk's office or on the Turnpike website)
- 3) Notice of an application for **Flood Hazard Area Permit** being submitted to the **NJDEP by the Garden State Parkway for Culvert Repair** at Milepost 123.8 (Notice of 15 day comment period).

- Receive & File.

d) Discussion on **amending Chapter VII of the Revised General Ordinances, Section 7-25.4 Commuter Parking** to implement emergency parking measures in the event of the regularly scheduled bus or rail service being interrupted due to circumstances such as work stoppages, strikes, natural disasters, weather or other emergencies or events (draft in packet).

- Ordinance to be introduced on April 11, 2016.

e) Committee Reports: 1) Progress.

• **PUBLIC SAFETY – Councilman Lembo**

a) **Minutes & Departmental Reports:**

Councilman Lembo moved following Reports/Minutes be received & filed:

- 1) Board of Health reports for the month of Feb. 2016
- 2) Court Administrator's report for the month of Feb. 2016

- Motion was seconded by Council President Buchanan,

b) Committee Reports- 1) Progress.

• **PUBLIC WORKS – Councilwoman Kilpatrick**

a) **Minutes & Departmental Reports:**

Councilwoman Kilpatrick moved the following minutes or reports be received and filed:

- 1) All Public Works Supervisors' reports for the month of Feb. 2016.
- 2) Public Works Director's report for the month of Feb. 2016

- Motion was seconded by Councilwoman Novak.

b) Committee Reports: 1) Progress.

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

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

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

- 1) Water & Sewer Director's report for the month of February, 2016
- Motion was seconded by Councilwoman Novak.

- b) **Committee Reports-Councilman Rittenhouse:**

- 1) Questioned what the status was regarding the Kolodziej property on Cheesequake Road. There was supposed to be a follow-up report from the attorney regarding the status of the encumbrances and don't see any of that information.

Borough Attorney DuPont said that he just received the contracts late last week and will be reviewing them with the engineer and the business administrator. He said that from his review thus far it will have to be revised.

Councilman Rittenhouse questioned the encumbrances and quoted the number and type.

The attorney said that outlined in the contract was a synopsis of what has been removed and what was asked to be removed of the encumbrances.

Councilman Rittenhouse asked if they could receive that information well in advance of the next meeting.

Mr. DuPont said that the real estate contract has been given to the engineer and business administrator together with the synopsis of the encumbrances.

Mayor stated that there was no clear Title to this property as of yet.

Councilman Rittenhouse asked that he check for adverse possession.

Councilwoman Novak gave the background for the public on the encumbrances and what the property was appraised for and what it is now being offered at. Commented that the Borough lost out on Green Acres money last year because of the Council dragging their feet. She said that anyone who wants adverse possession would have to claim adverse possession and get the property transferred to the tax rolls. Councilman Rittenhouse stated for the record that there at least six that would qualify for that, he also mentioned how much that property sold for back in June of 2003.

- 2) Progress.

- **RECREATION – Council President Buchanan**

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

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

- 1) Recreation Director's report for the month of Jan. 2016.
Motion was seconded by Councilwoman Novak.

- b) **Request for fees to be waived** received from:

- 1) L.E.A.D., Inc. to waive fees associated with the carnival at Kennedy Park on July 19, 20, 21, 22, 23, & 24, 2016.

- **Approved/Resolution**

* Previously fees were waived for Rec. App fee, daily park use fee, carnival permit fee & fireworks fees. All other DPW and Police manpower were billed accordingly.

- c) **Committee Reports-Council President Buchanan:**

- 1) Concerned about the security getting into public buildings and asked Tom Bracken and Dan to look into getting certain personnel swipe cards for borough buildings. Councilman Rittenhouse asked that the Council also receive the swipe cards. Councilman Buchanan said he would consider.

Council President made a motion to appoint Fred Block to the new Technology Board Member opening. Motion was seconded by Councilwoman Novak.

Roll Call: Voice Vote, all Ayes.

Council President commented on the loss of Matt Kurtz.

- **MAYOR – Kennedy O’Brien**

Mayor made a nomination to appoint **Anne Marie Kolb to the Shade Tree Commission** Alt. #1 Position. Motion was made by Councilwoman Kilpatrick and seconded by Councilman Buchanan.

Roll Call: Voice Vote, all Ayes.

Mayor nominated **Dara Zaleski be appointed to the Green Team**. Motion was made by Councilman Buchanan and seconded by Councilwoman Novak.

Roll Call: Voice Vote, all Ayes.

Mayor nominated **Mahesh Chitnis be appointed to the Human Relations Commission**. Motion was made by Councilwoman Novak and seconded by Councilman Buchanan.

Roll Call: Voice Vote, all Ayes.

Mayor commented on the discussion on the purchase of the Kolodziej property and felt there was no need to rush to this purchase when only 1 house can be built without variances, and property would have to be purchased from the borough for the driveway access. The Mayor went on to comment about the sale in 2003 and that he did not feel it was valued at \$150,000. He said that it was wildly encumbered.

Councilwoman Novak said that for the past 7 to 9 years the Open Space Committee has been recommending the borough purchase this property and that even one home so close to the park would not be good. Councilman Rittenhouse said that the recommendation was with the caveat that all encumbrances be removed.

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

- **Admin. & Finance**

- a) Application received from Cablevision of Raritan Valley for a 10 Year Franchise Renewal term as permitted under the NJ Cablevision Television Act.

-Mr. Frankel requested a committee to review the Franchise renewal and negotiate.

Councilman Rittenhouse volunteered and the Mayor appointed Co. Grillo.

- **Planning & Zoning**

- **Public Safety**

- a) Authorization to contract with Extra Duty Solutions, Inc. of Westport, CT for a Police Off-Duty Detail Management System. (Proposal report in packet)

Councilwoman Novak said that there is an ordinance in place that would have to be amended before we can move forward with this.

Mayor asked that Councilman Lembo and his committee review this matter.

- b) Request for the purchase of two (2) Magnometers which was included in last years' budget.

Mayor stated that he had been in contact with the Judge Frances and the Police Chief regarding this matter. He said that the Chief is working with the Public Safety Committee to make a recommendation or presentation.

- **Public Works**

- a) Authorization to appoint a Mechanics Helper, effective, May 1, 2016 in the Garage Services Division (see packet for more information).

- **Resolution**

- **Recreation**

- **Water & Sewer**

- **C.F.O. - Wayne Kronowski**

- **BOROUGH ENGINEER -Jay Cornell**

- 1. Modifications to the Former Bordentown Avenue Water Treatment Plant Building – Change Order (Verbal Report)
Resolution for next meeting.

- None

- **BOROUGH ATTORNEY - Michael DuPont**

- None

- **EXECUTIVE SESSION**

- None

- **PUBLIC PORTION**

At this time Mayor O'Brien opened the meeting up to the public for any and all questions.

Those appearing were:

- Theresa Strek, 140 McCutcheon Ave.

- Commented on the Kolodziej property and the encumbrances and stated that the borough should obtain clean titles, clear of any issues and wants to know what process will be used to be sure the items will be removed. She went on to read from a book regarding possession of property.

- Barbara Kilcomons, 22 Schmitt Street

- Commented that she too researched the Kolodziej property ownership, and the amounts it transferred possession for. She felt the property was not worth \$150,000. and is opposed to the purchase. Questioned adverse possession which was addressed by the Borough Attorney.

There being no further questions or comments the Mayor called for a motion.

Motion to close the Public Portion made by Councilwoman Novak and seconded by Council President Buchanan.

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

- No further business.

Mayor called for a motion to adjourn.

Councilwoman Novak made a motion to adjourn. Motion seconded by Council President Buchanan.

Roll Call: Voice Vote, all Ayes.

Time: 7:55 P.M.

SIGNED:

Theresa A. Farbaniec, RMC
Municipal Clerk

Date Approved