

Mayor Kennedy O'Brien opened the Agenda Meeting at 7:16PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Meeting being held on Monday, June 8, 2015 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, Kilpatrick, McGill,
Melendez, 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, Esq., Borough Attorney

Others Absent: None

- **OLD BUSINESS**

a. The following Ordinance were introduced at the Council meeting and will be listed for Public Hearing and Adoption on June 22, 2015.

ORDINANCE #292-15

**BOND ORDINANCE PROVIDING FOR DRAINAGE
IMPROVEMENTS TO LEE AVENUE IN, BY AND FOR THE
BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING
\$800,000 THEREFOR AND AUTHORIZING THE ISSUANCE
OF \$760,000 BONDS OR NOTES OF THE BOROUGH FOR
FINANCING PART OF SUCH APPROPRIATION**

(Co. Novak, Admin. & Finance – Public Hearing June 22, 2015)

ORDINANCE #293-15

**AN ORDINANCE APPROPRIATING \$135,000.00
FOR THE ACQUISITION OF VARIOUS VEHICLES
AND EQUIPMENT FOR AND BY THE BOROUGH
OF SAYREVILLE, COUNTY OF MIDDLESEX, NEW JERSEY**

(Co. Novak, Admin. & Finance – Public Hearing June 22, 2015)

NEW BUSINESS:

a) Ordinances for Discussion

ORDINANCE #

**AN ORDINANCE AMENDING CHAPTER II, "ADMINISTRATION",
SUBSECTION 2-31, "SHADE TREE COMMISSION" OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF SAYREVILLE TO ADD SECTION 6A "PERMIT
PROCEDURE" AND 6B "RESPONSIBILITY TO MAINTAIN"**

Councilwoman Kilpatrick asked for the 10 day response to be changed to 15 day response. Clerk stated she would make the change and have the Ordinance listed for introduction at the next meeting.

COMMUNICATIONS & COMMITTEE REPORTS

DISPOSITION

• **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

a) **Minutes & Departmental Reports:**

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

- 1) Board of Education minutes of May 19, 2015.

Motion seconded by Councilman Buchanan.

b) Received **Bingo/Raffle Applications** from the following Organizations :

- 1) **St. Stanislaus Kostka Church** to conduct an On Premise Draw Calendar Raffle on 19 various dates in Aug. – Dec., 2015

- Approved.

c) **2015/2016 LIQUOR LICENSE RENEWALS**

- 1219-33-001-003 IKon at Route 35 Corp., t/a IKon Lounge
1979 Rt 9 So. **(Conditions)** -- Tax Clearance and must pocket
license.
- 1219-33-002-007 429 Corporation/Bourbon St., Rt. 9 – Tax Clearance
(Conditions)
- 1219-44-003-007 Fancy Corner Caterers, 508 Raritan St. – **OK**
- 1219-33-004-002 Bailey’s Tavern/Buddies, 277 Johnson Lane – **OK**
- 1219-33-006-008 Main St. Liquors, 881 Main St. – Tax Clearance
- 1219-33-007-005 Pat’s Pub, 367 Washington Rd. – Tax Clearance
(Conditions)
- 1219-33-010-004 219 Washington Road/Big Shots, 2047 Rt. 35.- Tax Clearance
(Conditions)
- 1219-33-012-007 The Ale House Tap & Pub, LLC Rt. 35 - **OK**
(Conditions)
- 1219-33-013-007 Road House Bar & Grill, 1 Melrose Ave. – Tax Clearance
- 1219-33-018-009 Marullo 2, LLC, Pocket License – **OK**
- 1219-33-019-009 Costa Verde Restaurant, Rt. 9 &35 – **OK**
- 1219-33-020-004 Yanooc 2, Inc., t/a Cooney’s at the Deerfield Inn, 50 Deerfield Rd - **OK**
- 1219-33-021-009 Gianna’s Inc., Pocket License – **OK**
- *Request status report from licensee on the sale of the License
- 1219-33-022-003 Stock Enterprise Inc/Colosseum (Pocket License) – Tax Clearance
(Conditions)
- 1219-33-023-004 Teddy’s Bar Inc., 378 So. Pine Ave. – **OK**
- 1219-33-024-006 Tappan Liquors, LLC, Express, - **OK**
404 Washington Road (Pocket License)
- 1219-33-025-009 Arlecchino, Inc. t/a Pulcinella Restaurant & Pizza - **OK**
3067 Bordentown Ave.
- 1219-33-027-002 Peterpank Diner, 967 Rt. 9 - Tax Clearance
- 1219-33-030-005 Mayerboys, Inc., Old Spye Road. – Tax Clearance
- 1219-33-031-005 Shiv Akshar, LLC (Pocket License) – **OK**
- 1219-33-032-006 Black Betty’s Saloon, 6290 Rt. 35 -**OK**
- 1219-33-033-007 AC & VC Inc., Rt. 35 & Tyler St. -**OK (Conditions)**
- 1213-33-034-009 Camillo’s Restaurant & Pizza, 31 MacArthur Ave – **OK**
- 1219-44-035-003 Mitthu, Inc., 467 So. Pine Ave. - **OK**
- 1219-33-038-002 Rondesko Properties/Brick House Bar & Grill – **OK**
- 1219-33-039-003 Tap & Growler, LLC, 361-363 Main St. – **OK**
- 1219-33-040-005 I & K Shop 1, LLC, t/a TJ Bar & Liquor, 3109 Bordentown Avenue -
OK
- 1219-44-041-004 Bridge Liquors, LLC, 32 Washington Rd.-**OK**
- 1219-44-042-005 Kushal Corp/Express Liquors, 499 Ernston Rd., - **OK**
- 1219-33-043-005 Shri Hans, LLC (Pocket License) – **OK Special Ruling Approved**
- 1219-33-044-005 F & B Associates of NJ, LLC t/a Starland Ballroom, Jernee Mill Rd – **OK**
(Conditions)
- 1219-33-045-006 PSP Pride Corp, t/a Last Call, 219 Washington Road, Sayreville – **OK**
(Conditions)

- 1219-33-046-005 Three P's, Inc., /O'Garrafao Rest & Cervejaria – **Tax Clearance (Conditions)**
- 1219-44-047-007 PT Waterfront/Sayreville Plaza Wines & Liquors – **OK**
- 1219-33-048-005 Columbian Club, Inc. – **OK**
- 1219-33-051-004 K & K Beverage Inc./J O'Neill's Place – **Tax Clearance**
- 1219-33-052-005 Flamingo Liquor, LLC – **Tax Clearance** - Special Ruling Approved.
Inactive License - **Conditions**
- 1219-33-054-005 Bello's Sports Pub, 1 Roosevelt Blvd – **OK**
- 1219-33-055-003 Fidelity Funding Corp./Brass Monkey Pub, **OK**
4500 Bordentown Ave .
- 1219-33-056-007 Marullo 3, LLC, Pocket License Special Ruling?
- 1219-33-057-009 986 Rest. Corp./Arirang Hibachi Steakhouse & Sushi Bar – **OK**
- 1219-33-058-007 Pure Event Center, Inc. 1970 Rt. 9 **(Conditions)**
- **Need to Schedule a hearing placing additional conditions as requested by the Police Chief.**
- 1219-33-059-004 Sayreville Memorial Post 4699 VFW – **OK**
- 1219-33-060-005 LaMarina, LLC/LaMarina, 1776 Rt. #35 - **OK**
- 1219-44-061-005 Devta LLC/House of Liquors, 2909 Washington Rd. – **OK**
- 1219-31-063-001 American Legion Post 211, 240 MacArthur Ave. – **OK**
- 1219-31-064-001 Columbus Club, Inc., 775 Washington Rd. – **Tax Clearance**
- 1219-31-065-001 VFW Old Bridge Memorial Post 7508, 17 Bordentown Ave. - **Tax Clearance**
- 1219-31-066-001 Sayreville Memorial Post 4699 VFW Inc., Jernee Mill Rd. – **OK**
- **Licensees who do not receive the required Tax Clearance or Special Ruling by the next meeting will not be have a Resolution Renewing the license and may have a resolution denying the Renewal, pending on the circumstances**
ABC Requires a Resolution for each license

- **Resolutions to be listed as approval from ABC, Tax Clearance and Payments have been made or all other necessary approvals are granted.**

d) Report received from Police Chief regarding
2015-2016 Liquor License Renewals.

- 1) Notice to **IKON @ Rt. 35** to Pocket License.
 - 2) **Gianna's Inc.** send notice to licensee for a status report on the sale of the license and if licensee takes no action that it is recommended that Council place additional condition issuing a deadline for the sale.
 - 3) **Red Zone** – Request status report of sale. License is revoked and license to be sold by July 28, 2015.
 - 4) **Pure Event Center, Inc.** – Request for additional conditions be placed on license incorporating Planning Boards conditions as was memorialized on May 6, 2015 resolution.
- **Schedule Hearing date:** Request Chief meet with this licensee before the next meeting and set the hearing prior to the next meeting or thereafter.

e) Committee Reports

- 1) _____

• **PLANNING & ZONING – Councilman Buchanan**

a) **Minutes & Departmental Reports:**

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

- 1) Board of Adjustment Minutes of April 22, 2015
 - 2) Planning Board Minutes of May 6, 2015
- Motion was seconded by Councilwoman Novak.

- b) SERA received a request from **Gillette Towers** asking for relief of the minimum age requirement of 62 be reduced to 55 for this project located at 100 Kennedy Blvd.
- Engineer reported that back in 2009 this issue came from SERA and the Planning Board and both recommended that the age be reduced to 55, but when the council was ready to adopt the ordinance they wanted it to stay at 62.

Discussion followed regarding lowering the age requirement to 55. Co. McGill moved to lower the age requirement and accept age 55 and refer the matter back to the Planning Board. Mr. Cornell stated that an Ordinance would be necessary after referring it back to the Planning Board.

Mayor asked for a straw vote on the matter.

Councilpersons Buchanan, Kilpatrick, McGill, Melendez, Novak, Rittenhouse, all Ayes.

c) **Application for a trailer** license received from Skanska USA Bldg. to locate One (1) Office trailer on DuPont property, 250 Cheesequake Rd.
- Approved/Resolution.

d) Request received from **TowneLake East Homeowner's Assoc. to erect monumental signage** at the entrance of the Townlake Development located at the intersection of Washington Rd & Sayreville Blvd., which is borough property.
- Send letter of approval just as long as the Association is totally responsible to the maintenance and upkeep and obtain proper permits with the stipulation.

e) Committee Reports: 1) _____

• **PUBLIC WORKS - Councilwoman Kilpatrick**

a) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed: (None)

b) Committee Reports:

1) Reported that the Sayreville Recycling Commission, on May 21st was awarded the

Public Lands Clean-up Award from the NJ Clean Communities Counsel. She said that this award is presented to municipalities for a project or program that promotes the cleanup and maintenance of public lands by volunteers. She said she just wanted to recognize them.

2) Thanked the Public Works Dept. for the due diligence in keeping Burkes Park clean during the 8th grade picnic today.

3) Commented on what a great event the flea market was that the borough sponsored.

• **RECREATION/ENVIRONMENTAL - Councilman Melendez**

a) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed: (None)

b) Application for **Special Event Permit** received from Sayreville Soccer Club to conduct their annual Father's Day Soccer Tournament on June 20 & 21, 2015.

- Approved.

c) Committee Reports:

1) Reviewed various recreation and library sponsored programs.

2) Update given on the Security Camera project, following that project will be the Security cameras at the Sr. Center, informational monitor in borough hall foyer and the council chamber audio / visual should be done by the end of summer.

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

a) **Minutes & Departmental Reports:**

Move the following Minutes/Reports be Received & Filed: (None)

b) Committee Reports:

- 1) The Historical Society has been conducting their class trips here to borough hall and that is going quite well.
- 2) Congratulations offered to Mayor O'Brien on his Primary win.

- **PUBLIC SAFETY – Council President McGill**

- a) **Minutes & Departmental Reports: (none)**

Move the following Minutes/Reports be Received & Filed:

- b) **Request for a Block Party** received from Charles Spano to be held on July 11, 2015 (7/12 rain date) on Oxford Dr., between Florence and Albert Drive.
-Approved

- c) Request for approval on the following **Firefighter applications:**

- 1) Daniel McCabe as a regular member Melrose Hose Co. No. 1, which was accepted at their June 2, 2015 meeting.

-Approved

- d) **Letter of resignation** received from Peter Starek as a member of Melrose Hose Co. No. - Receive & File

- d) Request received from Sgt. Sean O'Donnell for the use of the OEM Trailer for Sayreville Police participation in the annual **TourDeForce Charity Police ride** departing from Ground Zero Memorial to the site of the 2013 Boston Bombing departing on Sept. 8, 2015.

-Approved.

- g) Committee Reports –

- 1) Reported on a meeting he had with the Postmaster, Logistics at the post office, Congressman Pallone, Assemblyman Wisniewski and that they will at least be upgrading the post office and look at other sites in Sayreville for a new post office.
- 2) Report on the flooding the other night on Lee Avenue, Charles and Orchard. Happy to report that they are looking to upgrade Lee Ave. drainage improvements.
- 3) Attended the 75th Anniversary of the opening of Cheesequake State Park.

- **MAYOR – Kennedy O'Brien**

- Mayor gave some of the history of the Open Space Committee and a few of the few things the borough has accomplished without spending any of the Open space funds. One was securing the 500 acres Julian Capik Nature preserve; secured a 100 acre donation from the DuPont Corporation; preserved the last remaining farm in the 19th District, Diekers Farm.

The Open Space Committee has identified the open space in Sayreville. The Borough of Sayreville owns approximately 1/3 of all property in the borough and the initial strategy of the committee was to purchase large parcels and at times the price would far exceed our funds. CFO Kronowski reported that approximately \$450,000. is collected annually in our open space fund and probably around \$5 Million is currently in the fund which is what happened when trying to purchase property, the old Crossman Sand company property, approximately 150 acres and one time we made an offer and the property owner would not engage us in conversation in which our business administrator at that time made them an offer of around \$16 – 20 million, we had an appraisal done and the offer was rejected.

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

- Admin. & Finance

- Planning & Zoning

- a) Authorization for the Borough Clerk to advertise for the receipt of bids for Contract #2015-2 Demolition of 124 Buchanan Avenue, Parlin.
- Resolution.

- Public Safety

- Public Works

- a) Authorization to purchase one (1) 2015 Ford F-250 Utility Body Truck from NJ State Contract #T2100/88727 for the Dept. of Public Works from Beyer Ford in Morristown, NJ for an estimated cost of \$37,188.50
- b) Authorization to purchase one (1) 2015 Ford F-450 Mason Dump Body Truck from NJ State Contract #T2100/88214 for the Dept. of Public Works from Beyer Ford in Morristown, NJ for an estimated cost of \$40,565.00.
- c) Request for authorization to execute Easement Agreements between the County of Middlesex and the Borough of Sayreville for the Improvements to the Intersection of Main Street and Pulaski Avenue for traffic signals and sidewalk improvements.

(a-c) - Resolution.

- Recreation

- Water & Sewer

- a) Authorization to extend the contract for Sodium Hypochlorite with Miracle Chemical for one additional year with no increase in contract pricing.
- Resolution.

- Closed Session Items

• **C.F.O. - Wayne Kronowski**

Ordinance for Introduction at June 22nd meeting.
Traffic Signal at White Oaks Drive - \$300,000.00

• **BOROUGH ENGINEER - Jay Cornell**

- a) Improvement to Ernston Road – Closeout of Contract and Change Order (Report Attached).
 - Resolution.
- b) Main Street / White Oaks Drive Intersection Improvements – Status of Project (Report Attached).
 - 1) 1/3 borough's portion of the costs
 - 2) Resolution agreeing to final plans for the project.
- c) Modifications to the Former Bordentown Avenue Water Treatment Plant – Receipt of Bids (Report Attached).
 - Action was taken tonight.
- d) Grey Water Supply - use of MUA's grey water and use of existing Duhernal pipeline to get it to existing Power Plants along Jernee Mill Road.
 - Feasibility Study Report Attached.
 - FYI right now.
- e) Improvements to Andrejewski Drive – NJDOT Grant Application (Verbal Report).
 - Resolution authorizing the submission of a grant.
- f) Lee Avenue Drainage Improvements – Status of Project (Verbal Report).

- Resolution authorizing design phase, so that when ordinance is adopted we can move forward.
- g) 2014 Roadway Paving and Reconstruction Project – Phase I – Receipt of Bids (Verbal Report).
- Resolution recommending award.

Councilman Buchanan asked for an update on the Ernston Road project and when we can start restriping. Mr. Cornell stated that the project still has not been closed out and he is being told that shortly there is going to be a letter coming to the council. They will be looking for a resolution approving the traffic signal. That is one of the last things needed before they can closeout the contract.

Councilwoman Novak asked who does is in charge of the timing at those lights. Mr. Cornell indicated that it is a County Road and project. She then asked about Main Street and Sayreville Boulevard, he said that was done and approved by the County and they will be taking over that traffic signal.

- **BOROUGH ATTORNEY - Michael DuPont**

- a) Authorization to file a declaratory judgement action lawsuit in accordance with Supreme Court Orders to approve Mount Laurel Housing Plan.
 - Resolution.
- b) Letter received from K Hovananian Homes to be placed on a Service List for Anticipated Declaratory Judgement Action in the matter of the adoption of NJAC 5:96 and 5:97 by the New Jersey Council of Affordable Housing.

EXECUTIVE SESSION - (None)

(Motion to enter into closed session)

Before opening the meeting to the Public the Mayor further discussed Open Space and the National Lead Property. He said that National Lead Redevelopment contains three parcels. Parcel A was donated in perpetuity as an Open Space – Migratory Bird area at no cost to the borough.

Mayor O'Brien then recommended that with regards to the Weiner Lesniak bill and any future bills from the firm that we place a not to exceed figure of \$5,000. and if they need to expend more they would have to come before the governing body for approval. **He asked if someone would make that motion.** So Moved by Councilman Rittenhouse. Motion was seconded by Councilman McGill.

Mayor called for comments – None made.

Roll Call: Councilpersons Buchanan, Kilpatrick, McGill, Melendez, Novak, Rittenhouse, all Ayes. Carried.

PUBLIC PORTION

At this time Mayor O'Brien opened the meeting to the public or any and all issues. Those appearing were:

- Rene Tischler, 20 Hampton Way
 - Questioned if the purchase of two vehicles listed for resolutions tonight were part of the bond ordinance.

Mr. Kronowski and Mr. Frankel stated that it is part of the bond ordinance.

No further questions or comments.

Councilwoman Novak made a motion to close the public portion. Seconded by Councilman McGill.

Roll Call: Voice Vote, all Ayes. Carried.

ADJOURNMENT

No further business.

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

Roll Call: Voice Vote, all Ayes.

Time: 7:52 P.M.

SIGNED:

Theresa A. Farbaniec, RMC
Municipal Clerk

Date Approved