

Mayor O'Brien opened the Agenda Meeting at 7:29 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 24, 2018 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, Melendez,  
Novak

Absent: Lembo

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

Others Absent: None

• **OLD BUSINESS:**

- a) The following Ordinances were introduced by the Council at their September 24, 2018 Council Meeting and is scheduled for Public Hearing and Adoption on October 9, 2018:

**ORDINANCE #431-18**

**AN ORDINANCE FIXING THE SALARIES OF CERTAIN  
BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES  
FOR THE YEARS 2014, 2015 AND 2016**

(Employee Benefit Specialist)

(Admin. & Finance Committee – Public Hearing on October 9, 2018)

• **NEW BUSINESS:**

• **COMMUNICATIONS & COMMITTEE REPORTS**

• **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

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

- 1) Municipal Clerk's monthly report for the month of August, 2018.
- 2) Office on Aging Supervisor's report for the month of August, 2018.
- 3) CFO's Investment Activity report for the month of July & August, 2018.

- Seconded by Councilman Buchanan.

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

- 1) **Our Lady of Victories Athletic Association** to conduct an Off-Premise 50/50 on their premises on January 1, 2019 (RA:2217).
- 2) **The Brandon Tyler Narleski Charitable Foundation** to conduct an On-Premise 50/50 and an On-Premise Draw Raffle (Tricky Tray) at 1970 Rt. 35, Sayreville on October 14, 2018 (RA:2218 & 2219).

- Approved

C) **Notice of Public Hearing received from:**

- 1) Middlesex County Dept. of Community Affairs, Division of Transportation notice of Public Hearing to be held on Oct. 15, 2018 at the New Brunswick Public Library to discuss the 2019 Application for the Senior Citizens and Disabled Residents Transportation Assistance Program funded through Casino Revenue Funds.

- Receive & File

D) Committee Reports: 1) Progress

- **PLANNING & ZONING – Councilwoman Kilpatrick (for Co. Lembo)**

A) Councilwoman Kilpatrick moved the following minutes/reports be received and filed:

- 1) Construction Official's report, for the month of August, 2018.
- 2) Fire Prevention report for the month of August, 2018
- 3) Zoning & Code Enforcement report for the months of July and August, 2018.

- Seconded by Councilwoman Novak.

B) **Notice to Adjacent Community/Property Owner - received from:**

- 1) Carmen Spezzi for an application to be heard before the Zoning Board on Sept. 26, 2018 for a Preliminary and Final Major Site Plan and Use Variance to construct a garage on property known at Block 370 & 372, Lot 1.04, 4 & 5, 15 Cherry Lane.
- 2) Twp. of Edison on a public hearing scheduled for Sept. 26, 2018 to amend the Township's Affordable Housing Ordinance.

- Receive & File

C) Clerk's Confirmation that a **letter of resignation** was received from Jorge Gonzales from his appointment on the Housing Authority and forwarded to her from the IT director which he retrieved it from Spam on Sept. 18th.

- Receive & File

D) Committee Reports: 1) Progress.

- **PUBLIC SAFETY – Councilman Buchanan**

A) Councilman Buchanan moved the following minutes/reports be received and filed:

- 1) Board of Health minutes of June 7, 2018.
- 2) Board of Health and Registrar's report for the month of August, 2018.
- 3) Court Administrator's report for the month of July & Aug. 2018.
- 4) Police Chief's report for the months of April through August, 2018.

- Seconded by Councilwoman Novak.

B) **Firefighter application** of Andrew J. Gay was accepted by the President Park Fire Co. No. 1 at their June 4, 2018 meeting.

- Approved.

C) Request received from **Sayreville Recreation Wrestling** to change date for coin toss event from Sept. 8 to Dec. 8 & 9, 2018 from 10am-2pm.

- Approved.

D) Committee Reports – Councilman Buchanan:

- 1) Request to schedule hearing on EMS Personnel issue – Oct. 9, 2018 at 6:00 PM. All in agreement.

- **RECREATION – Councilman Melendez**

A) Councilman Grillo moved the following minutes/reports be received and filed:

- 1) Recreation Director's report for the month of Aug., 2018.

- Seconded by Councilwoman Novak.

- Application for a **Special Event Permit** received from St. Stanislaus HSA to conduct a Trunk or Treat event on school on October 27<sup>th</sup> from 4-8PM.

- Approved.

C) Committee Reports – Councilman Melendez:

- 1) Reported on various recreation sponsored events. Special thanks going out to Recreation Advisory Board, Borough Departments, Elyse Barone who MC'd the Sayreville Day Event and Patti Burch who took over organizing the event during the absence of Jerry Ust. Also thanks to Parks Department for the set up and clean-up of the events.
- 2) Announced that there would be a park dedication at the Soccer Field in honor of the late George O. Diffin, Sr. on October 6, 2018 at 11:30AM.
- 3) Stated that following an incident in Hamilton where one of the Jr. Bombers were injured and their EMS staff was on site and jumped in and helped assess and evaluate the young man. Asked the Business Admin to reach out to the Business Admin of Hamilton and the EMS and thank them on our behalf. Also requested that we have an EMS Team at every game on site of our games. Councilman Buchanan stated that he would reach out to Dexter Thomas and see what can be done.

• **WATER & SEWER/ENVIRONMENTAL – Councilman Grillo**

A) Councilman Grillo moved the following minutes/reports be received and filed:

- 1) Water & Sewer Director's report for the month of Aug., 2018.

-Seconded by Councilwoman Novak.

B) Committee Reports – Councilman Grillo:

1) Received a request from the Environmental Commission for the Council to authorize CME Associates to review the plan that Rutgers had prepared for the Weber Avenue Redevelopment. They indicated that Rutgers is no longer being responsive. Would need CME to determine what is feasible from the plan, how it can be phased in over the years and potentially what it would cost. Not looking for any money to be appropriated tonight, just need them to look at the report and see what their capacity would be. Otherwise we cannot move forward with the project and apply for over \$500,000 in State grant monies that is available.

Council President Kilpatrick said that the Council had approved the first phase which is the tree planting which still has not been done. Councilman Grillo said that is one of the stages but there are a number of others that can be phased in over the years. Co. Kilpatrick then said that the rest had been declined because of some major infrastructure issues. So the Council was not satisfied and approved the tree planting phase and only declined anything further.

Councilman Grillo felt that they were premature for coming to the Council for total approval. So at this point with Rutgers not being responsive with any form of communication the Environmental Commission is looking for Sayreville to review the report and make recommendations on the report as to what is feasible, what the costs may be, etc.

Mayor suggested that the Engineer review the report, put things in order and see where we are, where we would like to be, where the money is in applying for the grants and how much it would cost the Borough.

Councilwoman Novak said that one of the reasons she is not in favor of this is because it would incur costs forever in maintaining the property and she is not in favor of that. The State said the property would return to its natural state and that is what we wanted. She said she has no desire to go into the Weber Avenue area and do anything.

Mayor said that MacArthur Avenue is one of the main roadways into and out of the Borough.

Councilman Grillo re-iterated that the Environmental Commission wants to find out what is feasible in this plan and what isn't and they do not have the professional expertise to do. Everyone then understood what Co. Grillo wanted and asked the Engineer to look at the Rutgers report and advise what is feasible and the cost factor involved and how to phase things in.

- All Agreed.

2) Questioned if the stand alone account was set up for the \$75,000.00 from Williams Transco to be used exclusively for Morgan. The CFO advised that a separate account would not have to be prepared. That once the money is received it will be placed in the reserve for improvement account and earmarked for Morgan. No Council action is needed.

• **PUBLIC WORKS – Council President Kilpatrick**

A) Councilman Grillo moved the following minutes/reports be received and filed:

1) Public Works Supervisors' reports for Bldg. & Grounds, Parks, Recycling, Roads & Sanitation and Garage Services all for the month of August, 2018.

2) Rent Leveling Board minutes of September 11, 2018.

- Seconded by Councilwoman Novak.

B) Committee Reports – Council President Kilpatrick:

1) Requested the following matter be placed as an agenda item on Oct. 9<sup>th</sup> meeting.

a) Appointment of Anthony Sesely to Truck Driver and Matthew Zonak as Laborer in the Dept. of Public Works, effective Dec. 1, 2018.

3) Commented that shortly after the Recreational Marijuana meeting was scheduled, it came to their attention that there was conflict with the date of this meeting. That being Back to School Night. So she had a direct conflict, as she must attend. There would also be a conflict for parents wanting to attend. So she had concerns that a large population of our town would be unable to attend because of this conflict. She said that she and many others were concerned that the Mayor would not change the date.

3) Progress.

• **MAYOR – Kennedy O'Brien**

1) Mayor commented on what a great time he had at Sayreville Day.

2) Mayor O'Brien stated that the meeting scheduled for tomorrow (Use of Recreation Marijuana) is a "listening" meeting. There will be no debate. Purpose is to gather input and information from the residents. He spoke about when he received the e-mail from Co. Buchanan. Mayor indicated that from the conversations he had that this would not be a one-time meeting. That there would need to be more than one, so he decided to keep the meeting date and time. He also said that he requested additional dates from the governing body and received none. He said that he would have had a flyer printed to be distributed at back to school night. Mayor asked if there was a date that was convenient for a second meeting. After a discussion. The Mayor asked everyone to e-mail dates to the clerk so she could coordinate and schedule.

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

- **Admin. & Finance**

1) Authorization to appoint Dana Piscitelli from Senior Payroll Clerk to Principal Payroll Clerk, effective October 15, 2018

- Resolution

2) Authorization to appoint Beata Duigon from Account Clerk to Employee Benefits Specialist, effective October 15, 2018.

- Resolution

- 3) Authorization for CME Associates to prepare plans and specifications for the following Capital Items and following the approval of the plans and specs the Borough Clerk is authorized to advertise for the receipt of bids”
- a) Duhernal Wellfield Maintenance and Redevelopment – at cost not to exceed \$60,000.
  - b) Wells BF and 1 Stand-by Generator – at a cost not to exceed \$80,000.
  - c) Booster Supply Master Plan – at a cost not to exceed \$50,000.
  - d) Asset Management Complete GIS Water & Sewer Maps – at a cost not to exceed \$25,000.

- a-d) Resolution

**- Planning & Zoning**

**- Public Safety**

- 1) Authorization to renew the Hazardous Materials Cost Recovery Agreement with the County of Middlesex for the years 2019, 2020 and 2021.

- Resolution

**- Public Works**

- 1) Request received from Progressive Fire Co., South Amboy for the use of the Borough Stage and the fees be waived was denied at the last meeting due to the cost to the Borough. South Amboy stated that they would cover the cost incurred by the Borough.

- No objections, Approved / Resolution

**- Recreation**

**- Water & Sewer**

➤ **C.F.O. – Denise Biancamano - (None)**

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) 2018 Roadway Paving and Reconstruction Project – Phase I  
– Receipt of Bids (Report Attached)

- Done

➤ **BOROUGH ATTORNEY - Michael DuPont**

- 1) Report on Crossman/Mocco Property to be designated as an area in need of Redevelopment as permitted under NJSA 40A:12A-1, et seq. and refer to Planning Board.

- Resolution

➤ **PUBLIC PORTION**

At this time the Mayor opened the meeting to the public for any questions or comments.

Those appearing were:

- Ruth Ann Mahoney, 2 Gerard Place, Parlin

She asked if there was anything that could be done with the entrance to the Shop Rite on Ernston Road. She said that it is dangerous as far as accidents and pedestrians crossing. Business Administrator will speak with the Borough Engineer and the Traffic Bureau. Councilman Buchanan also asked the Business Admin. to get a report on accidents from that area from the Traffic Bureau.

There were no further appearances.

Councilwoman Novak moved the Public Portion be closed. Seconded by Councilman Buchanan.

Roll Call: Voice Vote, all Ayes.

- **EXECUTIVE SESSION** – Contract Negotiations

Borough Attorney Mr. DuPont read the following Executive Session Resolution into record.

**RESOLUTION FOR CLOSED SESSION**

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances, and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 15 minutes to discuss the following matters:

Contract Negotiations – by Labor Counsel

2. Following the conclusion of said closed session, the Governing body shall reconvene the open portion of this meeting to consider any other matters which may be properly brought before it at this time.

3. The nature and content of discussion which occurs during closed session shall be made public at the time the need for non-disclosure no longer exists.

**NOW, THEREFORE BE IT RESOLVED** that the public be excluded and this resolution shall take effect immediately.

/s/ Victoria Kilpatrick, Council President

APPROVED:

/s/ Kennedy O'Brien, Mayor

**Councilwoman Novak moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Buchanan.**

Roll Call: Voice Vote, all Ayes.

Time: 8:04 PM

**Reconvene**

Councilwoman Novak made a **motion to reconvene**. Motion was seconded by Council President Kilpatrick.

Roll Call: Councilpersons Buchanan, Grillo, Kilpatrick, Melendez, Novak, all Ayes. -  
Time 8:42 PM

• **ADJOURNMENT**

No further business. **Council President Kilpatrick moved to adjourn the Agenda Session. Motion was seconded by Councilman Buchanan.**

Roll Call – Voice Vote, all ayes. Carried.

Time: 8:42 P.M.

Respectfully Submitted,

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Theresa A. Farbaniec, RMC  
Municipal Clerk

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Date Approved