

Mayor Kennedy O'Brien opened the Agenda Meeting at 7:35PM followed by a salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Farbaniec announced that this Agenda Meeting being held on Monday, November 9, 2015 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, McGill,
Kilpatrick, Melendez (left the meeting at 9:00 PM)
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:**

a) **Public Hearing Carried until the Nov. 23, 2015 meeting on Ordinance #312-15**

ORDINANCE #312-15

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER XII OF THE REVISED GENERAL ORDINANCES
OF THE BOROUGH OF SAYREVILLE TO AMEND SECTION
12-3.5 PROPERTY RENTAL AND RESALE INSPECTION**

(Co. Buchanan, Pl & Zoning Committee – Public Hearing be carried until the Nov. 23, 2015 meeting)

b) -If the following Ordinance was introduced at the Council meeting they will be listed for Public Hearing and Adoption on November 23, 2015.

ORDINANCE 313-15

**AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER VII OF THE
REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE TO AMEND
SECTION 25.3 PARKING TIME LIMITED ON CERTAIN MUNICIPALLY CONTROLLED
PARKING AREAS IN ORDER TO RESERVE PARKING SPACES FOR BOROUGH
VEHICLE/EMPLOYEE PARKING FROM 6:00 AM TO 4:00 PM AT THE
LOT ADJACENT TO THE BOROUGH HALL ANNEX PARKING LOT.**

(Co. McGill, Public Safety/Traffic Ord.-Public Hearing November 23, 2015)

b) - **Response received from the Planning Board** concurring with SERA's recommendation to provide relief reducing the minimum age requirement **from 62 to 55** or older for the project known as **Gillette Towers**, located at 100 Kennedy Blvd.

- This would require a change in the Redevelopment Plan as well as the Master Plan. (Minutes and correspondence are included in packet).

Mr. Cornell said that the Council would have to amend Ordinance 85-2009. He said that that ordinance had an age restriction so we would need to amend that Ordinance.

Mayor asked if there was enough time left in the year to adopt this ordinance.

Municipal Clerk asked if this Ordinance Amendment could be held over until January due to the amount of work. All agreed.

- **NEW BUSINESS: (none)**

COMMUNICATIONS & COMMITTEE REPORTS

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

a) **Minutes & Departmental Reports:**

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

b) Application received from Tapan Liquors, LLC, to reactivate PRCL #1219-33-024-006 from inactive status to active located at 404 Washington Road, Sayreville.

- Approved

c) Resolution received from the Borough of Wanaque requesting support in petitioning the “Governor and State Legislature to form a commission to explore the elimination or reduction of county government.

- Receive & File.

d) Committee Reports-Councilwoman Novak:

- 1) Congratulated all who won the election.
- 2) Progress.

- **PLANNING & ZONING – Councilman Buchanan**

a) **Minutes & Departmental Reports:**

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

- 1) Planning Board Minutes of Oct. 7 & 21, 2015
- 2) Zoning Board of Adjustment minutes of Sept. 23, 2015

- Seconded by Councilwoman Novak.

b) Request for **Performance Bond Release** received from Kaplan Co. covering Towne Lake West, Section 2 & 3.

- Refer to Borough Engineer

c) Notice to Adjacent Property Owners received from:

- 1) Middlesex Energy Center, LLC on an application submitted to the NJDEP for property known as Blk 58, Lot 2.01 & 9; Blk 57.04, Lot, on an application for a flood hazard area verification.
- 2) Middlesex County Utilities Authority on an Freshwater Wetlands Application before the NJDEP for approval to establish the boundary of freshwater wetlands property on Block 256.01, Lot 10, 2571 Main Street Extension.
- 3) Verizon Wireless appearing before the Planning Board for a variance and minor site plan approval for the collocation of a wireless communications facility at the existing lattice tower at 881 Main Street, Blk 246, Lot 2.11 & Block 247.02, Lot 1.01.

- 1, 2 & 3 Receive & File.

d) Resolution received from **SERA approving their sale of vacant property** identified as a portion of Block 169, Lot 10.022 to Middlesex County Utilities Authority.

- Receive & File.

e) Committee Reports- Councilman Buchanan:

- 1) Congratulated all those who won the election.
- 2) Commented on a report of the poor audio and visual on cable access of the meetings.
- 3) Requested a review of the Cable Advisory Board and lack of participation and next year we should look for a Technology Committee. He said that he would work with the Borough Attorney for its formation.
- 4) Wednesday is Veteran’s Day and people across the Country are changing out one

bulb for one green bulb in support of our Veterans and asked for our residents support and respect of our Veterans and our troops.

- **PUBLIC WORKS – Councilwoman Kilpatrick**

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

Move the following minute or reports be received and filed. (None)

- b) Request received from **Sayreville Boy Scout Troop 97** to locate two Cargo Trailers and two shipping containers behind the Sayreville Emergency Squad Building on Washington Road.
- Approved.

- c) Notice of retirement received from Rubin Salgado effective Jan. 1, 2016.
- Receive & File.

- d) Committee Reports:
 - 1) Progress.

- **RECREATION – Councilman Melendez**

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

Move the following minutes or reports be received and filed: (None)

- b) Request for Special Event Permit received from Betty Dubinin to hold her third annual Slow Down for Sara Walk on Nov. 15, 2015 at 11am in Kennedy Park.
- Approved.

- c) Committee Reports-Co. Melendez:

- 1) Reported on various Recreation sponsored events.
- 2) IT Report on security cameras at PD and Sr. Center.
- 3) Radio System report
- 4) In car camera system in police vehicles needs additional funding in 2016.

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

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

Move the following minutes or reports be received and filed - (None)

- b) Report on Home Serve

- Councilman Rittenhouse deferred to Mr. Frankel for his report.

Mr. Frankel said that HomeServe in lieu of Commissions they recommended

- 1) Establish a hardship fund to provide assistance to eligible residents in need.

Mayor asked if there could be a premium reduction. Mr. Frankel said that he was sure that could be worked out but needs a decision on the money HomeServe had in Escrow now. Mayor said that they have the money so they could re-bate the money back to the residents. Mr. Frankel said that is up to the Council.

Councilman Rittenhouse made a motion for the money in the escrow account at Home Serve be re-bated back to the appropriate resident and that the premiums be reduced moving forward. Motion was seconded by Councilwoman Novak.

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

- 2) Announced Veteran's Day services.

- 3) Reported on the forgotten WASPS in which his ex-Mother In Law was one and how they shuttled air planes during WWII.

- c) Committee Reports:

- 1) _____

- **PUBLIC SAFETY – Council President McGill**

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

Move the following minutes or reports be received and filed: (None)

b) Request received from the President Park Fire Co. to conduct a coin toss at the intersection of Washington Road and Ernston Road on **Friday, November 27, 2015.**

- Approved

c) Request for authorization to attend a Christmas Parade received from Morgan Hose & Chemical Co. on November 28, 2015 in Wallington, NJ from 5PM – 11 PM.

- Approved.

d) Committee Reports –
1) Progress

• **MAYOR – Kennedy O'Brien**

- Mayor announced that St. Stan's will be honoring Ed Strek as Veteran of the year and asked that he come forward and say a few words.

Mr. Strek said that St Stan's Veterans Day Services will begin on Wednesday at 9 a.m. and gave an overview of the program. He also said that the VFW is sponsoring this years Veterans Day events followed by refreshments at their post home.

Councilwoman Novak said that Our Lady of Victories services are at 12:30 tomorrow.

- Mayor congratulated everyone who ran for election and welcomed Pat Lembo and Steve Grillo and said he looks forward to working with them on Jan. 1st.

- Mayor wished his friends in the Hindu Faith a Very Happy New Year as they begin celebrating their Dawalli Celebration on Wednesday.

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

- Admin. & Finance

- Planning & Zoning

- Public Safety

1) Authorization to award contract for consulting services and apply to the FCC for 700 MHz for the Public Safety Radio System to V-Com, LLC of Cranbury, NJ.

- Resolution.

- Public Works

1) Authorization to purchase through the MRESC CO-OP one flatbed trailer from Bobcat of Central NJ at a cost not to exceed \$27,993.98.

- Resolution.

2) Authorization to award contract for Sr. Window Replacement to R.D. Architectural Products, Inc. of Fair Lawn NJ at a fee not to exceed \$36,000.

- Resolution.

3) Review of and authorization to execute the Middlesex County Utilities Authority 3 year Solid Waste Disposal Agreement for the 2016-2018.

- Resolution.

- Recreation

○ **C.F.O. - Wayne Kronowski - Nov. 9, 1015**

1) Transfer **Resolution**

2) **Ordinance** to Increase Water Rates 5% effective January 1, 2016 and 5% effective January 1, 2017.

- The needs explained by Mr. Kronowski.

Councilwoman Novak expressed that she would be in favor of moving ahead with this ordinance as the head of finance committee she can see the problem coming next year with taxes if this is not adopted.

3) Resolution amending 2015 Budget for Grants awarded after the adoption of the budget:

Municipal Alliance Grant	\$ 42,655.00
Green Communities Grant	\$ 3,000.00
Division of Criminal, Body Armor	\$ 7,909.09
Safe and Secure Communities	\$ 60,000.00
Clean Communities	\$ 77,701.79
FEMA Hazard Mitigation Grant	\$ 75,000.00
FEMA Reimbursements	\$1,400,000.00

- Resolutions.

- 4) Report on Bond Sale - Rate 2% coupon for the first 10 years and 3% for the final 2 years of the issue and both our Financial Advisor and Bond Counsel felt this was a good rate.

BOROUGH ENGINEER - Jay Cornell

- 1) Borough Water Department – Emergency response Plan (Report Attached
- Resolution.

- 2) Crossman Wastewater Pump Station Reconstruction – Receipt of Bids
(Verbal Report)
- Resolution.

- 3) Bordentown Avenue Water Treatment Plant – Solar Energy Savings Program
(Verbal Report).
- Resolution.

• **BOROUGH ATTORNEY - Michael DuPont**

• **PUBLIC PORTION** Mayor will open to public – ***5 Minute Limitation.**

- Mike D’Addio/SERA Chairman
Concerned about if the borough writes the School Board a check from this PILOT money it may cause them to be above 2% CAP and may not be legal. Mr. DuPont said that he would have to check with the DCA and see if that is permitted.

Commented about a bonus that was handed out at the Board of Education then the Board comes in here stating how they need money.

- Barbara Kilcomons, 22 Schmitt Street
Congratulated the Mayor and Mr. Lembo to the council.
Questioned the FEMA Reimbursements and what that covers.
Explained by the CFO.
Questioned the amount of lost ratable on MacArthur Avenue and Weber Avenue and Old Bridge and if our insurance reimbursed the borough for the lost Water/Sewer building on MacArthur.
Mr. Kronowski stated that we did not get much for the building but we did get reimbursed for the lost equipment at a depreciated rate.
As of Sept. 8, 2015 the total assessed value of the properties on MacArthur, Weber and Old Bridge section is \$18,515,000. That is 136 buy-outs to date.

Mrs. Kilcomons commented on the Pilot Agreement for Highview Homes is poor timing.

Questioned where the property is that SERA is selling to the MCUA. The Engineer explained that the property is around the pump station on Canal Street and will be used by the MCUA to build walls and placement of emergency generators and that it consists of 5 acres with most of it being wetlands. The appraisal amount was approx. \$188,000.00.

She then commented to Councilwoman Novak about the roll call vote to remove Jeff Bertrand.

- Ziggy Dombrowski, 32 Weber Avenue
Commented on the up-keep/maintenance of the areas on Weber and MacArthur and what Mr. Pallone's office told him.
Explained by the Mayor and that they are looking for a way so that the borough does not have to provide the maintenance. We already lost the tax dollars and can not afford to send someone to maintain the properties. So we are looking for alternate means that does not require any maintenance.
Mayor asked the Fire Chief to go to the area with the Fire Prevention Specialist and review to see if there is a fire hazard in this section as well as the Old Bridge section.
- Ted Petersen, Crestview Apartments
- Congratulated the Mayor and Pat Lembo.
- Commented on the newly formed Tennant Association and the meeting they recently had.
Asked the Council to work together so that tenants are not evicted and illegally have their rent increased.
He said that he was again served with a warrant for eviction and removal.
He asked if the Association could meet with the council.
- Bob Kominkiewicz, 103 Ernston Road
Congratulated the Mayor and Mr. Lembo.
Asked what is being done with the Quigley Property on Bordentown Avenue.
Explained by the Borough Engineer.

Mayor called for a motion.

Councilwoman Novak made a motion to close the public portion. Motion seconded by Councilman Buchanan.

Roll Call: Voice Vote, all Ayes. Carried.

- **EXECUTIVE SESSION**
- 5-10 minutes / Personnel

Mr. DuPont read the following 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 5 – 10 minutes to discuss the following matters:

Personnel

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/ Mary Novak, Councilwoman

APPROVED:

/s/ Kennedy O'Brien
Mayor

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

Roll Call: Voice Vote, all Ayes. Carried. Time: 8:25 PM

- **RECONVENE – 8:30 PM**

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

Roll Call: Voice Vote, all Ayes.

Time: 8:30 P.M.

SIGNED:

Theresa A. Farbaniec, RMC
Municipal Clerk

Date Approved