

Mayor O'Brien opened the Agenda Meeting at 7:09 PM 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 14, 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,

Absent: Councilman Rittenhouse

Others Present: Kennedy O'Brien, Mayor
Daniel E. Frankel, Business Administrator
Theresa A. Farbaniec, Municipal Clerk
Jessica Morelos, Assistant Municipal Clerk
Jay Cornell, P.E., Borough Engineer
Michael DuPont, Borough Attorney

Others Absent: Wayne A. Kronowski, CFO

- **OLD BUSINESS:**

a) -If the following Ordinance(s) were introduced at the Council meeting they will be listed for Public Hearing and Adoption on November 28, 2016.

ORDINANCE #349-16

**BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 343-16
FINALLY ADOPTED SEPTEMBER 12, 2016 BY THE BOROUGH OF SAYREVILLE,
IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY,
IN ORDER TO PROVIDE FOR A CHANGE IN THE IMPROVEMENTS AND
SECTION 20 EXPENSES AUTHORIZED BY SUCH ORDINANCE**

(Admin & Finance - Public Hearing, Nov. 28, 2016)

- **NEW BUSINESS:**

COMMUNICATIONS & COMMITTEE REPORTS

ADMINISTRATIVE & FINANCE - Councilwoman Novak

a) **Minutes & Departmental Reports:**

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

1) Board of Education Minutes of October 18, 2016.

Motion was seconded by Councilwoman Kilpatrick.

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

1) Sayreville **Riverdogs - Grey** to conduct an Off-Premises Raffle on Dec. 17, 2016 at Sayreville Engine Co. No. 1 (RA:2067).

2) **St. Stanislaus Kostka HSA** to conduct an On Premise Non Draw Raffle (wheels & games) and an On Premise Draw (tricky tray) on Dec. 4, 2016 (RA:2069, 2070).

3) **LeRoy Gorden Cooper School PTA** to conduct an On Premise Draw (tricky tray) and an On Premise 50/50 on March 10, 2017 at the Sayreville VFW (RA:2071, 2072).

- 1,2 & 3 Approved.

c) Application for **Place to Place Transfer** received from **P.T. Watrerfront, Inc.**

owner of PRCL # 1219-44-047-008 to relocate their license from 960 Rt. 9., South to 980 Route 9 South.

- Approved/Resolution for Transfer.

d) **Request for Trash Reimbursement** received from D&M Property Management for Morgan's Bluff apartments located at off Old Spye Road, as required by State Law.

- Approved/Resolution authorizing reimbursement.

e) Application for Social Affair received from Our Lady of Victories HSA to have a wine Tasting affair on Feb. 25, 2016 at the Monsignor Dalton Hall from 7PM-10PM.

- Approved.

f) Committee Reports:

1) Progress.

• **PLANNING & ZONING – Councilman Steven Grillo**

a) **Minutes & Departmental Reports:**

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

1) Middlesex County Planning Board Minutes - October 11, 2016.

- Motion was seconded by Councilwoman Kilpatrick.

b) Request received from **Kaplan Companies for the release of Performance/Landscaping Bond** covering LaMer Section 5-3A, 5-3B, 5-3C & 5-3D. =

Refer to Borough Engineer.

c) Notice received from the Twp. of East Brunswick that a Public Hearing was held on Nov. 2, 2016 to consider and recommend the adoption of the 2016 Housing Element and Fair Share Plan of East Brunswick Master Plan.

- Receive & File

d) Request received from attorney for **Sayreville Pharmacy** owner of Block 168.13, Lot 57.03 to purchase a 105' x 2' strip of borough owned property known as Block 168.13, Lot 57.04 located behind the pharmacy and adjacent to Karcher St. to access off street parking. -

Councilman Grillo deferred to the Borough Engineer.

Mr. Cornell said that the only concern the borough would have is selling the entire 105' foot of property. The pharmacy only owns approx. 30' so you wouldn't want to sell him property that is behind other adjacent properties. So, you could subdivide it and sell the piece that is directly behind him or you could grant an easement to allow him to cross over that property.

- Borough Attorney to meet with the engineer to discuss and make a recommendation that would be in the best interest of the borough.

e) Received a copy of an Ordinance that was introduced by the Twp. of Old Bridge at their October 24, 2016 meeting amending their Land Development Ordinance.

- Receive & File

f) Received the following **Planning Board Resolution** which was **Memorialized on October 5, 2016.**

- **Pure Event Center, Inc.**, 1970 Rt. 35
Block 425, Lots 1&2, Block 424, Lot 1.04
Resolution of Compliance

- (move to) Receive & File

g) Discussion on **Memorandum of Understanding with Transco** for granting the Borough the right of first refusal in acquiring title to property known as Block 539, Lots 96-111 (old Club Bene Property) after the completion of various construction projects and equipment staging.

Councilwoman Kilpatrick questioned the use of the property as a wildflower garden. Councilman Grillo said that was put in there incorrectly and all of paragraph 2 would be removed. He said that this parcel is not in a redevelopment zone and would not be a wildflower park it would have the right to purchase and whatever we would do then is up to the borough.

- Resolution authorizing the execution of the Memorandum of Understanding with Transco.

h) Committee Reports – Councilman Grillo:

1) Thanked the Police Dept. and everyone who worked on the No Left Turn out of Burlew Place Ordinance. He reported that the No Left Turn signs went up.

Councilwoman Novak said that residents are telling her that people who now can't make a left are going straight onto Kenneth Avenue and turning around and coming back out. She asked if the police could look into this.

- **PUBLIC SAFETY – Councilman Lembo**

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

- b) Notice of retirement of Colleen Toth from her position in the Municipal Court, effective January 1, 2017.

- Receive & File

- c) Request received from **President Park Fire Co. to conduct a Coin Toss** at the intersection of Washington & Ernston Roads on Friday, November 25, 2016.

- Approved.

- d) Committee Reports – 1) _____

- **PUBLIC WORKS – Councilwoman Kilpatrick**

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

- b) Received **notice of retirement** from Thomas Prusakowski, Supervisor-Vehicle Maintenance in the Dept. of Public Works, effective January 1, 2017.

- Receive & File

- c) Committee Reports-Co. Kilpatrick:

- 1) She asked the Borough Engineer for an up-date on the Main Street By-Pass. She said that she understands that the Army Corp. had replied to him.

- Mr. Cornell replies that they were contacted and that they want to meet at their office in New York the week after Thanksgiving to review the status of the application. He would be reporting back afterwards.

- Councilwoman Kilpatrick said that she would be foxing him some information and asked that he review the dredging issue in the Morgan section.

- **RECREATION – Council President Buchanan**

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

- b) Received **notice of retirement** from Linda Costa from her position in the Recreation department, effective February 1, 2017.

- Receive & File

- c) Committee Reports-Co. President:

- 1) Reported that the Hit The Bricks Run brought in \$4,000. For BIC.

- 2) Reported on other various recreation sponsored events.

- 3) Thanked the members of the police fire and first aid who responded to a serious car accident his mother was in on Election Day. Their quick response and effective treatment helped her situation.

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

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

- b) Committee Reports – Councilman Lembo reported progress on behalf of Co. Rittenhouse.

- **MAYOR – Kennedy O'Brien**

- Mayor said that the election is now over and we have a new President and asked that everyone come together as a Nation and asks this for every Presidential Election. Whoever your choice was the election was fair and accepted by everyone involved and now it is up to the people of the United States to come together and move forward.

Mayor O'Brien then said that he like to thank everyone on the local level who took part in the election process as it is not an easy thing to be a candidate and it takes great courage and commends them. He then congratulated Dan Buchanan on his re-election and welcomed back Ricci Melendez, look forward to working with you for the betterment of Sayreville at the beginning of the year.

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

- Admin. & Finance**

- a) Authorization to execute a Risk Management Consultant's Agreement between the Borough of Sayreville and Acrisure, LLC/NAIMC to act as the consultant for professional risk management consulting services as required by JIF.

- Approved/ Resolution

- b) Authorization to execute an agreement with Reliance Insurance as Insurance Producer, Consultant and Contract Broker for Employee Benefits services the period of January 1, 2017 through December 31, 2017.

- Approved/ Resolution

- c) Authorization to renew Health, Dental and Prescription Benefits Agreements between the Borough of Sayreville and Aetna Health Management, LLC for employee and retiree health and dental benefits and with Benecard Services, LLC for employee and retiree prescription services for the period of January 1, 2017 through December 31, 2017.

- Approved/ Resolution

- d) Authorizing the execution of a 2017 Municipal Alliance Grant Application submitted by the Sayreville Alliance for Family Education to the Department of Human Services, Division of Addiction Services.

- Approved/ Resolution

- Planning & Zoning**

- a) Authorization to award contract for Demolition of 50 Brookside Avenue to Brennan Brothers Contracting, LLC of Old Bridge, NJ on their low bid price of \$22,900.

- Approved/ Resolution

- Public Safety**

- a) Authorization to execute a Memorandum of Understanding between the of Sayreville and County of Middlesex Prosecutor's Office for Law Enforcement Surveillance Equipment for the period of January 1, 2017 through December 31, 2017.

- Approved/ Resolution

- b) Authorization to purchase one (1) 2017 Police Interceptor Utility Vehicle from Winner Ford of Cherry Hill, NJ through NJ State Contract (T2775/A88728) in an amount not to exceed \$24,906.

- Approved/ Resolution

- c) Authorization to purchase one (1) Pierce Enforcer Pumper from Fire and Safety Services of Piscataway, NJ through the HGAC - Buy National Cooperative Purchasing Program in an amount not to exceed \$673,924.36.

- Approved/ Resolution

- Public Works**

- a) Authorization to promote Ken Piscitelli as Supervisor, Garage Services in the Dept. of Public Works, effective January 1, 2017.

- Approved/ Resolution

- b) Authorization to appoint a Mechanics Helper in the Dept. of Public Works based upon interviews held on Nov. 8, 2016 (Recommendation included in your packet).

- Approved/ Resolution

- Recreation

- Water & Sewer

- Police Personnel

- a) Authorization for promotions in the following positions from the Certified List of Eligibles received from the Dept. of Personnel to fill vacancy created by a retirement (recommendations included in your packet).

- Police Captain, Police Lieutenant and Police Sergeant

- Approved/ Resolutions

- Other

- Reported that Open space Committee has not met with the owners of National Lead regarding the sale of a parcel of property in the Melrose section. Mayor stated that Open Space is not having a meeting until December, however NL has a large parcel and this is a small piece they would like to include to make a nice development for the residents of Sayreville. The sale of the property would be the appropriate thing to do. If we don't sell it will be a poor looking development with a whole in it. He also said that this parcel of property is part of our COAH obligation and if we do not follow the obligation it would put our court ordered compliance in jeopardy and then these units would have to be built someplace else and approved.

Mr. Frankel asked what the council's recommendation was. He said that we own the 1 acre piece of property. We could sell it but Open Space recommended that we keep it for open space and purchase the NL Tract. He said that this one acre is a sliver piece of property that the NL property basically engulfs. It is approximately 50' X 900' long.

Mayor said that there is no purpose to retain the property.

Councilman Grillo said that earlier this year we talked about a number of different sites throughout the borough that were part of the COAH Plan and the National Lead Site is part of the COAH Plan, where our affordable housing would have to be built. So we are mandated by the agreement that we passed to keep those specific sites in the plan and so if we were not to sell this parcel to National Lead we would jeopardize our COAH obligation and those affordable homes would have to go somewhere else.

Council President Buchanan said that we should hold off because there is a lot going on in that area with The Point project coming in and would like to see some development in that area first before we sell something off to build something else in Melrose.

Mayor stated that we do not own the 24 acres we own a sliver which would impact the 24 acres creating less of a neighborhood in that area.

Councilwoman Novak said that if we do not sell them our acre there is one acre of their parcel which will not be able to be developed because of where our acre is. So there is two acre buffer between this development and Melrose. She said that we should give National Lead the opportunity to meet with Open Space in December and discuss it. But this one acre is ours and the Open Space Committee made the recommendation not to sell it.

Councilman Grillo said that he is willing to wait for the Open Space meeting, but expressed his concerns about the COAH obligation.

Mr. Frankel said he wasn't so sure that National Lead would be willing to meet with Open Space.

All agreed that National Lead should have the opportunity to meet with Open Space.

• **C.F.O. - Wayne Kronowski**

- a) Transfer Resolution

- **BOROUGH ENGINEER - Jay Cornell**

- a) 2017 Roadway Paving & Reconstruction Project – Review of Roadways to be included (Report Attached).

Questions from the Council.

Mr. Cornell explained that North Ernston, Norton Street, Vineyard, Chevalier Avenue and Main Street Extension.

- b) Burlew Place / Kenneth Avenue / Bordentown Avenue / Route 9 Intersection – Meeting with NJDOT (Report Attached).

Mr. Cornell reviewed the report with the Council and indicated that a resolution would be warranted asking the State to update their study and provide them with updated accident information.

- Resolution

- c) Borough Hall Emergency Generator – Possible Change Order (Verbal; Report).

\$27,000. Change Order would provide electric to be ran from borough hall to public works building in order to provide them with electric during an emergency.

- Approved/ Resolution

- **BOROUGH ATTORNEY - Michael DuPont**

- **EXECUTIVE SESSION – None**

- **PUBLIC PORTION PUBLIC PORTION**

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

Those appearing were:

- John Piskorski, Hilltop Avenue

- Complained about the car and truck traffic running through Hilltop and Lee Avenue.

Stated that there are school children coming off school busses. Concerned about someone getting killed.

Mayor O'Brien said that he would ask the Police Dept. for a report on the traffic conditions. Mayor had indicated that the GPS devices are directing traffic through that area.

- Complained about the condition of his street.

Engineer reported that Hilltop was paved in the 1980's and it has a rating of 80 on the list and that they are currently on roads in the 70 range. Suggested that Public Works take a look at it.

Mayor suggested that the residents of Hilltop and Lee sign a petition requesting that there be no access to Route 9 that would resolve the traffic and help with road conditions.

- Requested sidewalks be extended through all of Hilltop Avenue to Washington Road.

Business Administrator Frankel suggested a Special Assessment in order to provide sidewalks.

The engineer stated that years ago Mr. Piskorski made the same request and estimates were done years ago for sidewalks on Hilltop and Lee Avenues so he will provide the council with copies of those estimates from years ago.

Mayor asked that Councilmen Lembo and Grillo work with the residents regarding the traffic and possible closing of the street. Then after receiving the engineers estimates they will look at putting in sidewalks and lastly curbs.

Mayor asked if there were any other questions or comments.

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 Councilwoman Kilpatrick.

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 Councilwoman Kilpatrick.

Roll Call: Voice Vote, all Ayes.

Time: 7:53P.M.

SIGNED:

Theresa A. Farbaniec, RMC
Municipal Clerk

Date Approved