



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING November 25, 2024

### 1. CALL TO ORDER

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

### 2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

☞ November 12, 2024 - Regular/Agenda & Executive Sessions

### 3. PROCLAMATION & PRESENTATIONS:

### 4. EXECUTIVE SESSION:

### 5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:
- b) Appointments

### 6. NEW BUSINESS:

- a) Introduction of the following ordinances:

#### **ORDINANCE #50-24**

#### **BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE ADDRESSING LEAD PAINT INSPECTIONS**

(Planning & Zoning Committee- Co. Zebrowski - Public Hearing 12-9-24)

#### **ORDINANCE #51-24**

#### **BOROUGH OF SAYREVILLE COUNTY OF MIDDLESEX ORDINANCE REGARDING**

#### **ENVIRONMENTAL COMMISSION**

(Water & Sewer/Environmental Committee- Co. Roberts - Public Hearing 12-9-24)

#### **ORDINANCE #52-24**

#### **AN ORDINANCE AMENDING THE BOROUGH OF SAYREVILLE HERCULES REDEVELOPMENT PLAN**

(Planning & Zoning Committee- Co. Zebrowski - Public Hearing 12-9-24)

#### **ORDINANCE #53-24**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #03-24 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEARS 2023-2027**

(Admin. & Finance Committee- Co. Balka - Public Hearing 12-9-24)

#### **ORDINANCE #54-24**

#### **AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #40-23 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEARS 2023-2027**

(Admin. & Finance Committee- Co. Balka - Public Hearing 12-9-24)

#### **ORDINANCE #55-24**

#### **BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, ORDINANCE ADDRESSING PARLIAMENTARY PROCEDURE DURING COUNCIL MEETINGS AND PARTIALLY MODIFYING ORDINANCE #29-24**

(Sponsor- Co. Roberts - Public Hearing 12-9-24)



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### **ORDINANCE #56-24**

**ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT, BY AND BETWEEN THE BOROUGH AND CP MD JERNEE MILL ROAD URBAN RENEWAL, LLC, PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40a:20-1 ET SEQ.**

(Admin. & Finance Committee- Co. Balka - Public Hearing 12-9-24)

### **7. RESOLUTIONS:**

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- 2024-273 Resolution approving bills for payment.
- 2024-274 Approving a Person to Person Transfer of Plenary Retail Consumption License #1219-33-052-009 From: Jahanvi Mehta To: Bombay Sweets, Inc. located at 999 Route 9, Parlin 08859.
- 2024-275 Authorizing the Tax Collector to refund 2023 and 2024 taxes in the amount of \$14,651.73 and cancelling all subsequent billed taxes, due to 100% Disabled Veteran Tax Exemption, covering Block 435.01, Lot 27, 106 Merritt Avenue.
- 2024-276 Authorizing the execution of a contract renewal with Reliance Insurance Group, LLC (a division of Acrisure) as our insurance broker for health, dental, vision and prescription plans for the year 2025.
- 2024-277 Authorizing the execution of a contract renewal with North American Insurance Management Corp. to serve as Risk Management Consultants for the Borough of Sayreville for the year 2025.
- 2024-278 Authorizing the purchase of extrication equipment from Continental Fire and Safety through NJ State Contract 17-Fleet-757 in an amount not to exceed \$100,546.10.
- 2024-279 Authorizing the renewal of a Contract for Animal Control Services with the Associated Humane Society and the Borough of Sayreville for January 1, 2025 through December 31, 2025.
- 2024-280 Authorizing the QPA to advertise for receipt of bids for a Pole Barn at the Sayreville Active Adult Center.
- 2024-281 Appointing Danielle Maiorana as CFO effective December 1, 2024.
- 2024-282 Budget Transfer Resolution.
- 2024-283 Awarding the contract for the Well Maintenance and Redevelopment Project to AC Schultes, Inc. of Woodbury Heights for their low bid price of \$722,350.00 subject to the waiver of minor irregularities.
- 2024-284 Approving Closeout Change Order #1 for Lucas Brothers, Inc. for the Morgan Area Water System Improvements project which will decrease the original contract amount from \$852,852.00 to \$711,986.08 which represents a net decrease of \$140,865.92.



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- 2024-285      Accepting the work, closing out the contract, and issuing final payment in the amount of \$14,241.61 for Lucas Brothers, Inc. for the Morgan Area Water System Improvements project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$106,797.91.
- 2024-286      Authorizing the Mayor and Borough Clerk to execute an Agreement with the New Jersey Department of Transportation relative to future water and sanitary sewer improvements associated with the Bordentown Avenue (CR 615), Burlew Place and Eugene Boulevard Intersection Improvement Project.
- 2024-287      Authorizing the continued participation in the Federal 1033 Program to enable the Sayreville Police Department to request and acquire excess Department of Defense Equipment.
- 2024-288      Resolution recommending amendments to the Hercules Redevelopment Plan to the Planning Board for review pursuant to NJSA 40A:12A-7(e).
- 2024-289      Resolution referring to the Planning Board various properties within the Borough for study as areas in need of redevelopment.

### **8. CORRESPONDENCE:**

- A. Departmental Reports for October, 2024.
- B. Minutes from Boards/Commissions:
1. Rent Leveling Board – November 12, 2024
  2. Environmental Commission – October 1, 2024 & November 6, 2024
  3. Recreation Advisory Board – October 3, 2024
  4. Shade Tree Commission – October 16, 2024

### **9. MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PLANNING & ZONING – Councilman Zebrowski**
- **PUBLIC SAFETY – Councilman Onuoha**
- **PUBLIC WORKS – Councilman Colaci**
- **RECREATION – Councilman Synarski**
- **WATER & SEWER/ENVIRONMENTAL – Council President Roberts**
- **MAYOR – Kennedy O’Brien**

### **10. GENERAL DISCUSSION AGENDA ITEMS**

#### **- Admin. & Finance**

- 1) Review and approval of 2025 Council Meeting Schedule. - Approve/Deny
- 2) Authorization for the Tax Collector to refund 2022, 2023 and 2024 taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption covering Block 508 Lots 841 and 842, 161 Madison Street in the amount of \$7,696.69. - Resolution Needed

#### **- Planning & Zoning**

- 1) Authorization to award a contract to LEW Environmental Services LLC for dust wipe sampling and related services related to the Borough’s obligations to perform lead paint inspections. - Approve/Deny



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### **- Public Safety**

- 1) Coin toss request for the corner of Washington & Ernston Road received from the following:
  - a) SWMHS Band Parents Association on December 14 & 15, 2024. - Approve/Deny
- 2) Authorization to purchase Ballistic Carrier Vests from The Activity Group through New Jersey Cooperative Purchasing Alliance program in an amount not to exceed \$153,725.00. - Resolution Needed
- 3) Authorization to rescind Resolution #2024-232 for the purchase of Firearm Holsters due to non-response by the vendor and awarding non-fair and open contracts to Lawmen Supply Company for the holsters in an amount not to exceed \$32,566.18 and Witmer Public Safety Group for the sights in an amount not to exceed \$41,982.00. - Approve/Deny

### **- Public Works**

#### **- Recreation**

- 1) Application for Special Event received from Wayne's Auto Body to hold a Toys for Tots Charity Car Show at 1938 Highway 35 on December 8, 2024 from 9am-12pm. - Approve/Deny

#### **- Water & Sewer/Environmental**

- 1) Authorization to purchase one (1) John Deere 320 Backhoe from Jesco, Inc. through ESCNJ Cooperative Purchasing Contract #22/23-12 in an amount not to exceed \$162,268.70. - Resolution Needed
- 2) Authorization to award a non-fair and open contract to American Timber and Steel for guardrails at Duhernal in an amount not to exceed \$23,778.90. - Approve/Deny
- 3) Authorization to purchase two (2) 2025 Ford Rangers through NJ Cooperative Purchasing Alliance Contract #24-43 in an amount not to exceed \$82,937.00. - Resolution Needed

#### ➤ **Business Administrator - Glenn Skarzynski**

- 1) Authorization to promote Elzbieta Kuras from Clerk 3 to Technical Assistant in the Construction Office, effective January 1, 2025. - Approve/Deny
- 2) Authorization to promote Corey Ransom from Laborer 1 to Water Repairer I in the Water & Sewer Dept., effective December 1, 2025. - Approve/Deny
- 3) Authorization to appoint Andrzej Ozga as Keyboarding Clerk 1 in the Administration Dept., effective December 1, 2024. - Approve/Deny
- 4) Authorization to promote Zachariah Schlichte to Management Specialist in the Administration Dept., effective December 1, 2024. - Approve/Deny

#### ➤ **C.F.O. - Denise Biancamano**

- 1) Budget Transfer. - Resolution Needed
- 2) Cancel outstanding checks. - Resolution Needed



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➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) 2021 Roadway Paving and Reconstruction Project – Phase III – Closeout of Contract and Change Order (Verbal Report). - Resolution Needed

➤ **BOROUGH ATTORNEY - Matthew Moench**

11. PUBLIC PORTION      Mayor will open to public – **\*3 Minute Limitation.**

12. ADJOURNMENT

***\*\*DISCLAIMER\*\* All meetings of the Mayor and Council are subject to additions, deletions and amendments.***