

**BOROUGH OF JAMESBURG**  
**GOVERNING BODY VIRTUAL MEETING**  
**MINUTES**  
**OCTOBER 21, 2020**  
**7:00 PM**

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**CALL TO ORDER:** This meeting is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met. Any contracts awarded require the contractor to comply with N.J.S.A.10:5-31 et.seq. and N.J.A.C. 17:27. Also, in the event of a fire and pursuant to the N.J. Uniform Fire Code, members of the audience are requested to take notice of the exits at the front and rear of the Council Chambers as well as in the main hallway.

**FLAG SALUTE:** Led by Mayor Lowande

**ROLL CALL:**

Mayor Lowande  
Council President Czarneski  
Council Member Ludas  
Council Member Rampacek  
Council Member Rutsky  
Council Member Shaughnessy  
Council Member Sussman  
Administrator Frueh  
Borough Attorney – Raffetto

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Rampacek  
Seconded By: Shaughnessy

Randy Dey – 9 Woodland Road-Mr. Dey was following up on the last council meeting regarding the permits for having an outdoor fire. It was explained the new Ordinance will have section regarding permits.

Peter Godfrey – 3 Parkside Drive – Mr. Godfrey spoke about the invasion of spotted lantern beetles. They are very invasive and have been spotted in Mercer County and heading our way. They like certain trees.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Sussman  
Seconded By: Rmpacek

**ORDINANCES – SECOND READING – PUBLIC HEARING**

**ORDINANCE #11-20\***

**AN ORDINANCE OF THE BOROUGH OF JAMESBURG AMENDING AND SUPPLEMENTING CHAPTER XII, ENTITLED “FIRE PREVENTION,” OF THE “CODE OF THE BOROUGH OF JAMESBURG,” IN ORDER TO ESTABLISH A NEW SECTION THEREOF, TO BE KNOWN AS SECTION 12-5, ENTITLED “BURNING, OUTDOOR”**

- **This Ordinance has been substantially revised since introduction. The original version must be rejected and a revised version will be introduced as Ordinance #11A-20.**

<b>COUNCIL MEMBER</b>	<b>MOTION TO REJECT</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Ludas		X	X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

**ORDINANCES FIRST READING BY TITLE – (Public Hearing Nov. 18<sup>th</sup>)**

**ORDINANCE #11A-20**

**AN ORDINANCE OF THE BOROUGH OF JAMESBURG AMENDING AND SUPPLEMENTING CHAPTER XII, ENTITLED “FIRE PREVENTION,” OF THE “CODE OF THE BOROUGH OF JAMESBURG,” IN ORDER TO ESTABLISH A NEW SECTION THEREOF, TO BE KNOWN AS SECTION 12-5, ENTITLED “BURNING, OUTDOOR”**

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg recognize that many residents enjoy relaxing by a recreational fire that is contained within a chiminea, outdoor fireplace or outdoor fire pit (as defined in this Ordinance) that is located upon residential property; however,

the Mayor and Council also find that recreational fires and burning of combustible materials in a residential setting may pose a serious hazard to the public health, safety, and comfort, and the general welfare and quality of life of the residents of the Borough of Jamesburg; and

**WHEREAS**, the public has a right to and should be ensured of an environment free from noxious fumes and the threat of fire; and

**WHEREAS**, it is the policy of the Borough of Jamesburg to prevent the danger of fire from open burning which is a detriment to the public health, safety, comfort, general welfare and quality of life; and

**WHEREAS**, this Ordinance seeks to balance the respective interests of quiet enjoyment of recreational fire activities on private property with that of securing and promoting public health, safety, and comfort, and the general welfare and quality of life of the residents of the Borough of Jamesburg; and

**WHEREAS**, the Mayor and Council of the Borough believe that the within Ordinance will further the health, safety and welfare of the Borough and its residents, and is consistent with the authority granted to enact Ordinances in furtherance of the general welfare pursuant to N.J.S.A. 40:48-2.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the Borough of Jamesburg, County of Middlesex, State of New Jersey, that the “Code of the Borough of Jamesburg” is hereby amended and supplemented in order to establish a new Section thereof to be known as Section 12-5, entitled “Burning, Outdoor,” as follows:

## **CHAPTER XII      FIRE PREVENTION**

### **12-5    BURNING, OUTDOOR.**

a.     *Purpose.*

1.     The Mayor and Council of the Borough of Jamesburg recognize that many residents enjoy relaxing by a recreational fire that is contained within a chiminea, outdoor fireplace or outdoor fire pit (as defined in this Ordinance) that is located upon residential property; however, the Mayor and Council also find that recreational fires and burning of combustible materials in a residential setting may pose a serious hazard to the public health, safety, and comfort, and the general welfare and quality of life of the residents of the Borough of Jamesburg. The public has a right to and should be ensured of an environment free from noxious fumes and the threat of fire. It is the policy of the Borough of Jamesburg to prevent the danger of fire from open burning which is a detriment to the public health, safety, comfort, general welfare and quality of life.

2. This Ordinance seeks to balance the respective interests of quiet enjoyment of recreational fire activities on private property with that of securing and promoting public health, safety, and comfort, and the general welfare and quality of life of the residents of the Borough of Jamesburg.

b. *Applicability.*

1. This section applies to all outdoor burning and open burning within the Borough of Jamesburg.
2. This section shall not apply to grilling or cooking food using charcoal, wood, propane or natural gas in cooking or grilling appliances.
3. This section does not apply to burning for the purpose of generating heat in a stove, furnace, fireplace or other heating device within a building used for human or animal habitation.
3. This section does not apply to the use of propane, acetylene, natural gas, gasoline or kerosene in a device intended for heating, construction or maintenance activities.

c. *Definitions.* For the purpose of this section, the following definitions shall apply:

1. *Chiminea; outdoor fireplace; outdoor fire pit* shall mean either of the following:
  - (a) a non-pre-made outdoor structure built according to an individual's wishes, encompassing a wide variety of styles and functions, from a traditional campfire pit to more elaborate constructions of materials such as stone and concrete, intended to contain an open fire. These terms shall also include patio warmers or other portable wood-burning devices used for outdoor recreation and/or heating; or
  - (b) a pre-manufactured structure commercially sold for outdoor burning, often portable, and commonly made of metal and used for wood burning.
2. *Firewood* shall mean trunks and branches of trees and bushes, but does not include leaves, needles, vines or brush smaller than two inches in diameter.
3. *Nuisance* shall mean any odor, emission, or event that prevents the reasonable use and enjoyment of one's property.
4. The terms *Open burning* and *open fire* shall mean any fire from which the products of combustion are emitted directly into the open air, and are not by design directed through a stack, chimney or other container designed for recreational fires.

5. *Recreational fire* shall mean an outdoor fire where seasoned wood of approved dimensions is burned for entertainment.
6. *Treated lumber* shall mean dry wood which has been milled and dried and has been treated or combined with any petroleum product, glue, chemical, preservative, adhesive stain, paint or other substance.
7. *Untreated lumber* shall mean dry wood which has been milled and dried but which has not been treated or combined with any petroleum product, glue, chemical, preservative, adhesive stain, pain or other substance.

d. *Recreational Fire Regulations.*

1. Recreational fires in approved containers (as set forth herein) shall be allowed without a permit at one- and two-family owner-occupied homes, duplexes and townhomes, subject to the regulations contained herein.
2. Fires shall be limited to a maximum three feet (3') in diameter and two feet (2') in height, and must be contained in a noncombustible chiminea, outdoor fireplace, fire pit or other method approved by the Fire Official or his/her designee.
3. Fires must be kept in the rear yard at least fifteen feet (15') from any structure or combustible exterior wall.
4. Fires must be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher with a minimum 4-A rating or other approved on-site fire extinguishing equipment, such as dirt, sand, water barrel, or garden hose, shall be available for immediate utilization.
5. The burning of yard waste, leaves, brush, vines, evergreen needles, branches smaller than two inches in diameter, treated or untreated lumber, garbage, paper products or anything other than firewood as set forth herein is prohibited, except that kindling may be used to start a fire.
6. All recreational fires as set forth herein shall be prohibited between the hours of 2:00 a.m. and 7:00 a.m.
7. The Borough's Fire Official or his/her designee, a Borough police officer, or the Borough Code Enforcement Officer may order any open fire, or use of a chiminea, outdoor fireplace or outdoor fire pit which creates a nuisance, to be extinguished.

e. *Enforcement; violations and penalties.*

1. This section shall be administered by the Borough's Fire Official, the Borough's Police Department, and the Borough's Code Enforcement Office.

2. Any person, firm or corporation, violating any of the provisions of this section shall be liable to a fine not exceeding the sum of One Thousand Dollars (\$1,000.00) per violation.
  - (a) A fine of no more than One Hundred Dollars (\$100.00) shall be levied for a first offense;
  - (b) A fine of no more than Five Hundred Dollars (\$500.00) shall be levied for a second offense; and
  - (c) A fine of no more than One Thousand Dollars (\$1,000.00) shall be levied for any subsequent offenses.

**BE IT FUTHER ORDAINED**, that if any section, subsection or part of this Ordinance is adjudged by a Court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not impair or invalidate the remainder of this Ordinance.

**BE IT FUTHER ORDAINED**, that the remaining portions of Chapter XII, entitled “Fire Prevention,” shall remain in full force and effect except as modified hereunder. All parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

**BE IT FUTHER ORDAINED**, that this Ordinance shall take effect upon final adoption and publication as provided by law.

- Mayor Lowande explained a permit would be required to have a “Open Burn Fire” The permit can be applies for on line and will be good for 90 days due to COVID.
- Several Council Members had questions regarding a permit being required for recreational burning, the discussion went back and forth. More clarification is needed before the Ordinance can be introduced.

**RECORD OF VOTE: Motion to Table Ordinance**

FIRST READING DATE: October 21, 2020

COUNCIL MEMBER	MOTION TO TABLE	2nd	VOTE
Council Member Ludas			X
Council Member Rampacek	X		X
Council Member Rutsky			X
Council Member Shaughnessy			X
Council Member Sussman			X
Council President Czarneski		X	X
Mayor Lowande			

**CONSENT AGENDA:**

All matters listed on tonight’s Consent Agenda are to be considered as one vote by the Borough Council and will be enacted by one motion. Any resolutions listed on the agenda with \*\* next to their respective number are to be considered as part of the Consent Agenda. There will be no discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

**CONSENT AGENDA RESOLUTIONS:**

RESOLUTION #110-10-21-20\*\*

**RESOLUTION INCREASING THE BID THRESHOLD PURSUANT TO N.J.S.A. 40A:11-3a AND N.J.A.C. 5:34-5 et seq.**

**WHEREAS**, Governor Murphy has adjusted the bid threshold effective July 1, 2020 pursuant to N.J.S.A. 40A:11-3[c] to \$44,000; and

**WHEREAS**, N.J.S.A. 40A:113a, permits an increase in the bid threshold if a qualified Purchasing Agent is appointed and is granted the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, N.J.S.A. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

**WHEREAS**, Scott M. Frueh possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.S.A. 5:34-5 et seq. and has been serving as the borough’s Purchasing Agent since July of 2018; and

**WHEREAS**, the Borough of Jamesburg desires to take advantage of the increased bid threshold as an effective means of saving tax payer dollars on the costs involved in the bid process;

**NOW, THEREFORE, BE IT RESOLVED**, that the Governing Body of the Borough of Jamesburg, in the County of Middlesex, in the State of New Jersey hereby increases its bid threshold to \$44,000 as per Local Finance Notice 2010-13 effective July 1, 2020.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas		X	X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #113-10-21-20\*\*

**RESOLUTION ACCEPTING MONTHLY REPORTS**

**BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the following reports be and are hereby received and filed:

Investment Report	September 2020
Finance Report	September 2020
Report of the Tax Collector	September 2020
Report of the Sewer Administrator	September 2020
Tax Sale Report	2020

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas		X	X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #114-10-21-20\*\*

**APPROVE PAYMENT OF VOUCHERS**

**WHEREAS**, The Chief Financial Officer has certified and submitted a consolidated bill list for the payment of claims; and



**WHEREAS**, all vouchers listed herewith have been encumbered and sufficient funds are available for payment; and

**WHEREAS**, the required signatures of the Department Head or the Committee Chair, the Finance Chairperson, the Vendor, and the Chief Financial Officer, have all been obtained on each voucher on the attached list.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg, that the voucher list submitted is hereby approved for payment in the total amount of \$724,434.61.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas		X	X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

**NON-CONSENT AGENDA RESOLUTIONS:**

RESOLUTION #109-10-21-20

**RESOLUTION ESTABLISHING STANDARD PROCEDURES AND REQUIREMENTS FOR PUBLIC COMMENTS MADE DURING REMOTE MEETINGS OF THE BOROUGH OF JAMESBURG BOROUGH OF JAMESBURG COUNCIL**

**WHEREAS**, the COVID-19 pandemic has forced local government entities throughout the State of New Jersey to hold public meetings remotely; and

**WHEREAS**, Section 8 of P.L. 2020, c. 34 authorized the Director of the Division of Local Government Services (“Director”) to promulgate regulations establishing standard protocols for remote meetings held by a “local public body” during a Governor-declared emergency (“Regulations”); and

**WHEREAS**, the Director promulgated the Regulations, which are codified as N.J.A.C. 5:39-1.1 through 1.7; and

**WHEREAS**, the Borough of Jamesburg Council is a “local public body” as defined in the Regulations and is therefore subject to the requirements thereof; and

**WHEREAS**, N.J.A.C. 5:39-1.4(h) requires a local public body to adopt a resolution establishing standard procedures and requirements for public comment made during a remote public meeting as well as for public comments submitted in writing ahead of the remote public meeting; and

**WHEREAS**, in order to fulfill the requirements, set forth in N.J.A.C. 5:39-1.4(h) the procedures and requirements appearing below are hereby established by the Council;

**NOW, THEREFORE, BE IT RESOLVED** that the Borough Council of the Borough of Jamesburg County of Middlesex, State of New Jersey, hereby establishes the following procedures and requirements to satisfy the requirement set forth in N.J.A.C. 5:39-1.4(h):

- 1) Members of the public wishing to make a comment during a remote meeting shall be permitted to do so using the audio and/or video technology under which the remote meeting is being held.
- 2) Members of the public may also submit written comments to the Council, through the Borough Clerk by either e-mail to ([jamesburg@jamesburgborough.org](mailto:jamesburg@jamesburgborough.org)) or written letter to Borough Clerk, 131 Perrineville Road, Jamesburg, NJ 08831 Written comments must be received by 12 noon on the day of the remote meeting in order to be included in the meeting.
- 3) Public comments shall be received and/or read into the record during times designated during the meeting for public participation.
- 4) The Council reserves the right to pass over duplicative written comments; however, each duplicative comment shall be noted for the record with the content summarized.
- 5) A member of the public wishing to speak during a remote meeting shall state their name and address for the record prior to making their comment. Said comment shall be limited to a maximum of 5 minutes. A response may be provided either directly following the public comment period or during the "Councilmatic Committee Reports" portion of the meeting.
- 6) Members of the public commenting during a remote meeting shall not act in any manner to disrupt the meeting. If such a member of the public becomes disruptive during the meeting, the individual chairing the meeting shall mute, or direct the muting of, the disruptive member and warn that any continued disruption may result in the member being prevented from speaking during the meeting or be removed from the remote meeting. Disruptive conduct includes, but is not limited to, sustained inappropriate behaviors such as shouting, interruption, and the use of profanity.
- 7) Any member who continues to be disruptive after receiving a warning may be muted while other members of the public are allowed to proceed with their comments. If time permits, the disruptive individual shall be allowed to speak after all other members of the public are provided an opportunity to comment. Should the individual remain disruptive, the individual may be muted or kept on mute for the remainder of the remote meeting or removed from the meeting.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman	X		X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #111-10-21-20

**APPROVING LIQUOR LICENSE TRANSFER (PERSON TO PERSON AND PLACE TO PLACE) TRANSFER FOR PARKSIDE TAVERN TO BOVINE BURGERS, INC.**

**WHEREAS**, an application has been submitted, with the proper documentation as required by the New Jersey State Division of Alcoholic Beverage Control, by Bovine Burgers, Inc. for the transfer of a Liquor License #1208-33-004-001 (Parkside Tavern) for the 2020-2021 license year; to Bovine Burgers. Inc.: and

**WHEREAS**, the Municipal Clerk has reviewed said application and has deemed it to be complete; and

**WHEREAS**, the corresponding fees were submitted with the applications for renewal of the aforementioned license:

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg, County of Middlesex, State of New Jersey, that approval be and is hereby granted for the transfer of the above referenced Liquor License effective October 21, 2020.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman	X		X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #112-10-21-20

**RESOLUTION AUTHORIZING 100% DISABLED VETERAN TAX EXEMPTION**

**WHEREAS**, the Tax Assessor has received, a request for 100% disable veteran tax exemption from Mr. Edward Muller who reside at 14 Dayton Road, Block 70 Lot 9 on the letter of request attached hereto,

**WHEREAS**, the Tax Assessor has approved said request on October 6, 2020 on the letter of request attached hereto,

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the Tax Collector be and is hereby authorized to adjust the tax account for Block 70 Lot 9 as of October 6, 2020 as specified in the attached letter of request.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council Member Sussman		X	X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #115-10-21-20

**AUTHORIZE REFUND OF TAX OVERPAYMENT**

**WHEREAS**, overpayment of tax has been received by the Tax Collector's office resulting from an overpayment in the aggregate amount of three hundred sixty dollars and sixteen cents (\$360.16):

**WHEREAS**, the payment has been certified by the Tax Collector as overpayment on 3<sup>rd</sup> Quarter Tax for the year 2020;

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the Sewer Administrator be and is hereby authorized to make such refunds and the Chief Financial Officer is hereby directed to issue such check in accordance with the certification(s) attached hereto.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION #116-10-21-20

**RESOLUTION ACCEPTING MINUTES**

**BE IT RESOLVED THAT THE FOLLOWING MINUTES BE AND ARE HEREBY ACCEPTED AND FILED:**

*MAYOR AND COUNCIL*

SEPTEMBER 16, 2020

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Ludas	X		X			
Council Member Rampacek					X	
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council Member Sussman					X	
Council President Czarneski			X			
Mayor Lowande						

RESOLUTION # 117-10-21-20

**A RESOLUTION AUTHORIZING THE BOROUGH OF JAMESBURG TO ADVERTISE FOR BIDS FOR THE LEASING OF A PORTION OF CERTAIN BOROUGH-OWNED REAL PROPERTIES LOCATED AT BLOCK 105, LOTS 5 & 6 (FRANKLIN STREET) IN THE TOWNSHIP OF MONROE, CONSTITUTING A BASEBALL FIELD.**

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg desire to solicit proposals through a publicly advertised bidding process for the leasing of a portion of certain Borough-owned real properties located along Franklin Street in the Township of Monroe, more commonly known and designated as Block 105, Lots 5 and 6 on the Monroe Township Tax Map (collectively hereinafter referenced as the "Property") to the highest bidder, through the submission of sealed bids, in accordance with N.J.S.A. 40A:12-14(a); and

**WHEREAS**, the Property constitutes a Borough-owned baseball field; and

**WHEREAS**, the Property is depicted in a GIS photo attached hereto; and

**WHEREAS**, it is intended that the term of the proposed lease shall be for a period of one (1) year, with the right to renew annually thereafter upon the mutual consent of the parties, for a total term not to exceed five (5) years; and

**WHEREAS**, there shall be a minimum bid in the amount of One Thousand Dollars (\$1,000.00) per month, representing a minimum of Twelve Thousand Dollars (\$12,000.00) per year, payable to the Borough of Jamesburg in support of any bidder's proposal; and

**WHEREAS**, all other terms and conditions associated with the lease shall be set forth in the advertisement which shall be published in a newspaper circulating in the municipality in which the leasehold is situated by two (2) insertions at least once per week during two (2) consecutive weeks; and

**WHEREAS**, the Mayor and Council reserve the right to reject all bids where the highest bid is not accepted; and

**WHEREAS**, though the successful bidder shall be afforded exclusive rights to the Property during the term of the lease, it is intended that the Borough shall be permitted to continue to utilize the Property during certain pre-arranged times and on certain pre-arranged dates, on a regular basis or as needed, upon reasonable notice, as to be determined by the parties; and

**WHEREAS**, the Property is not otherwise needed by the Borough for any other public purposes of the Borough; and

**WHEREAS**, the Borough believes that leasing the space to a third-party shall operate as a financial benefit to the Borough, and shall facilitate increased use of the baseball field, all of which is in furtherance of the best interests of the residents of the Borough.

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

1. That, in accordance with N.J.S.A. 40A:12-14(a), the Borough Administrator is hereby authorized and directed to advertise for the receipt of bids, through a sealed bid process, for the leasing of the above-referenced Property, pursuant to the terms and conditions set forth in this Resolution, along with any other terms and conditions deemed necessary and appropriate, all of which shall be included in the advertisement relating to this matter.
2. That, if awarded, said lease shall be made to the highest bidder.
3. That the deadline for the submission of sealed bids shall be as set by the Borough Administrator, which date shall be included in the advertisement.
4. That an advertisement concerning the process specified herein shall be published in a newspaper circulating in the municipality in which the leasehold is situated by two (2) insertions at least once per week during two (2) consecutive weeks; the last publication to be not earlier than seven (7) days prior to the deadline date for submission of sealed bids.
5. That the Borough shall be afforded the ability to utilize the Property at certain pre-arranged times and on certain pre-arranged dates, on a regular basis or as needed, upon reasonable notice, as to be determined by the parties.

6. That, upon completion of all of the bidding, the Borough may accept the highest bid or reject all of the bids submitted, which determination shall be in the sole discretion of the Borough, and which shall be specified in the advertisement referenced herein.
7. That acceptance or rejection of the bid or bids shall be made not later than at the second regular meeting of the Mayor and Council following the completion of the bidding and, if the Mayor and Council shall not so accept the highest bid, or reject all bids, then said bids shall be deemed to have been rejected.
8. That all relevant Borough officials are hereby authorized and directed to perform such actions, and to execute such documents, as are necessary in order to facilitate the intentions of this Resolution.
9. That a certified copy of this Resolution shall be provided to each of the following:
  - a. Scott Frueh, Borough Administrator; and
  - b. Frederick C. Raffetto, Esq., Borough Attorney.

## **RESOLUTION # 117-10-21-20**

**A RESOLUTION AUTHORIZING THE BOROUGH OF JAMESBURG TO ADVERTISE FOR BIDS FOR THE LEASING OF A PORTION OF CERTAIN BOROUGH-OWNED REAL PROPERTY LOCATED AT BLOCK 105, LOTS 5 & 6 (FRANKLIN STREET) IN THE TOWNSHIP OF MONROE, CONSTITUTING A BASEBALL FIELD.**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council Member Sussman			X			
Council President Czarneski			X			
Mayor Lowande						

- Mayor Lowande explained there is a Baseball Coaching business that is interested in leasing the Green Acres fields from the town. The lessee would maintain the field. If the field is needed by the town for any reason, we would take priority over the lessee. Several Councilmembers had questions about the maintenance and upkeep, if there would be a schedule and how the money would be allocated in our budget. Administrator Frueh explained the rental fee for the fields now is going into the recreation budget. If we get the leases some can go into buildings and grounds as well as DPW,

## **COUNCILMATIC COMMITTEE REPORTS:**

- FINANCE COMMITTEE  
Council Member Rampacek

Councilmember Rampacek reported:

### Finance-

The Best Practices survey has been administered and Scott will be working on that in the coming weeks. This is something that each town has to do every year which basically allows the state to see if there are any flaws in the municipality. I'm sure that our score will be excellent. As always, the pandemic has had a strong impact on our budget, so we are watching our spending very carefully.

### Library-

"Trick-Or-Reading" is happening at the library. During the week of Halloween, if you check out a children's book, you will receive a free goodie bag (while supplies last). There is also a selection of Halloween books for anyone who may be interested in reading a season-inspired book. The library is now open to patrons for anyone who would like to check out books in person and is also still offering curbside pickup. Computer use is still by appointment only. Also, the library will be hoping to host more virtual programs in the future. If anyone shops on Amazon, you can instead use Amazon Smile and select the Jamesburg Public Library as your charity of choice. A link for this and more information can be found on the library's Facebook page. October is Friends of the Library month. The Friends of the Library is a wonderful organization that helps fund many of the library's projects and programs. If anyone would like to join or make a donation, they can contact the library.

- EDUCATION COMMITTEE  
Council Member Shaughnessy

Councilmember Shaughnessy reported:

70 percent of Jamesburg's students are back in their school buildings. This week, we started Phase 2, which includes all of GMB Middle School and K-2 at JFK, plus Pre-K and Special Ed, which had started in school for Phase 1 at the start of October. There have been no Covid cases, and none suspected, and that includes all staff and students. The district is seeing a 95 - 98% attendance rate. That is better than it's ever been. This shows the desire of kids and parents to get back into the buildings. WiFi has held up, upgrades are on the way. October 26 is the installation date.

Staff requesting leaves presents a challenge. There are no substitutes available. Thirty percent of the families have chosen to remain virtual through December.

Phase 3 starts November 10. This will bring students in grades 3-5 back to JFK, and High 5 starts at that time for before and after care. There is a decision to come about whether students will stay on half-day in-person, half - day virtual schedules. The administrative team will soon reach a decision, but there remains a concern about maintaining social distancing in the lunchroom. Everything is



working well on the half and half schedule. This may remain in place until January, when Phase 4 is expected to begin.

The Board of Education has selected a New Superintendent. - Dr. Gina Villani, EDD. She has experience as a superintendent in Clinton, NJ, and as an assistant superintendent in a larger district in Bridgewater-Raritan. She is expected to be approved unanimously by the board of education tomorrow night. Dr. Villani Starts December 16, and Interim Superintendent Filipone will remain through December to help with her transition. Please join me in thanking him for doing an outstanding job of shepherding the district through an unprecedented time, always keeping students' safety and education in mind when making decisions, and rising to a call that is certainly above what anyone could anticipate for this position.

He says of Jamesburg, "For a small town like this, the blessings that you have in the school system are amazing. Problems that other towns have don't exist here. I'm amazed at the importance that families here place on education."

Jamesburg Public Schools is supporting the Jamesburg Safe Halloween 2020 initiative. The schools will distribute maps to all students before Halloween. The map will also be posted online, and will be printed and distributed at various locations throughout the town.

The township map will indicate homes and businesses around town that have planned for safe, socially distant trick-or-treating for our Borough's children. Residents have responded with their characteristic enthusiasm and creativity. There are currently over 50 participating homes in town, and we've extended the registration deadline until Saturday the 24th.

In addition to the homes that are making Spooky Slides, Candy Clotheslines, Treat or Trick Sticks, there are a number of our town's great businesses that have joined as well. We thank Four Boys, Fiddleheads, Vine, Romeo's, Bovine, Razor House, Barbara's Unique Antique Boutique, Sweet William and Thyme, Consignment Closet, The Diner, The Jamesburg Deli, CVS, Quick Check, First Constitution Bank, La Mexicana Mini Market, Jamesburg Press, The Jamesburg Elks, and Angelo's for their interest and participation. Some have donated gift certificates for the winners of the Spooky Slide Contest, some are handing out maps to trick-or-treaters on Halloween, others have their own way of giving out treats in a safe, socially distanced way, and some are doing all three!

Special thanks to Sue Boulogne, who sent a letter to businesses in Jamesburg. She took our extensive list of businesses, thoughtfully eliminating those who wouldn't be able to participate, and sent the letter out, which got a great response and helped make this a success. Many thanks to Councilwoman Rutsky and Paul Rutsky. The Rutskys have worked hard, getting and delivering cardboard tubes to people interested in participating in the contest. Many thanks to Madame Mayor and councilmembers for helping spread the word, for helping get others involved, and for participating in the Jamesburg Safe Halloween 2020 Initiative.

We are looking for two more things. First, we would love to have more judges --Many thanks to Councilwoman Rampacek for volunteering, and we hope that other members of council and the borough will be interested in judging as well. Also, The Historical Association is building a slide for the Buckelew House, but is in need of people to give out the candy there. They are splitting it up into hour long shifts throughout the day, It will be great for us to have this at that visible historic landmark. If you can, please take an hour and help make this happen.

- POLICE COMMITTEE  
Council Member Sussman

Councilmember Shaughnessy reported for Councilmember Sussman: Patrolman Raymond Durski arrested a gentleman for disorderly conduct on September 14<sup>th</sup>. Several Police Officers have been going to training. The Jamesburg Police Department has seen an increase of approximately 70% of firearms applications in the past several months. We are processing these applications as quickly as possible with current staff. Residents should expect a slight delay in the issuing of a firearm permits due to the high volume. Corporal Robert Caltabellatta met with the crossing guards to make sure they had adequate equipment in preparation of school opening next month.

- PERSONNEL COMMITTEE  
Council President Czarneski

Council President Czarneski reported she spoke to with Business Administrator Frueh and reviewed the day to day of the Borough personnel. All continues to operate smoothly with no issues. The Borough employees continue to work in the building and observe all CDC guidelines regarding social distancing, etc.

Councilwoman Rutsky, the Chief, Scott and I met with the Dispatch staff and 2 of their Union reps on October 6<sup>th</sup>. We received the contract signed by the Dispatch staff early this morning. We will look to add it to the agenda for the November meeting so we can finalize the Contract. Please call me if you have any questions prior the November meeting on the specifics of the contract.

- PUBLIC WORKS COMMITTEE  
Council Member Rutsky

Councilmember Rutsky reported new leaf schedule has been made. Will be made available on our website.

No commitment or contract has been made for tree removal at the Buckelew house as of yet.

Electrical work has begun on the last four light posts along railroad Avenue. Antoinette court and Oakland have been repaired due to the original poor-quality asphalt. I will be meeting with Paul Intravartola, DPW supervisor to review upcoming schedule for future road repairs.

Please be mindful of what items are allowed to be recycled. Signs are posted at each section of the yard.

No plastic bags are allowed to be used when putting items out at the curb or in our recycling center's dumpsters.

Fresh mulch is available

For all Jamesburg residence, free of cost, at the recycling center.

I attended the historical society's October meeting. Some of us will be meeting at the house this Saturday to survey the property. I will report back next month with future plans.

- ENVIRONMENT/ GREEN COMMITTEE:  
Council Member Ludas

Councilmember Ludas thanked Devon Kennedy, his dad, John Kennedy and their crew for the amazing job they did creating an entrance to the Church Street Creek Project. Weeds, and debris were cleared. Downed branches were used to line a path, and an entrance planter box was built on site. Grass seed was planted at the entrance way. The Kennedys and their crew did an amazing job and Jamesburg is very grateful to them. This was an Eagle Scout Project for Devon.

I am continuing to scout around town looking for cleanups while the weather is still nice.

Some Exciting Business News:

While distributing the county business meeting letters, Councilwoman Rutsky and I were told "The Artisan Framer" will appear on a new HGTV show called "1 Week to Sell". Store Owner Lisa Rejowski was filmed with a client of hers for the segment which will air in March. Ms. Rejowski said the crew filmed her store and the Jamesburg Borough sign outside.

- ADMINISTRATOR'S REPORT  
Scott Frueh

Administrator Frueh had no report.

- PUBLIC SAFETY COMMITTEE / RECREATION / COMMUNITY EVENTS:  
Mayor Marlene Lowande

Mayor Lowande reported she and Chief Craparotta met with the prosecutor from Middlesex County. It was very nice to meet with her and know the County is with you.

Having a drop box in our parking lot is very convenient. Voting will be November 3<sup>rd</sup> from 6am-8pm by Provisional Ballot only.

COVID cases in New Jersey are rising. Please wear your masks and wash your hands.

There will be a meeting by phone next week regarding grants for small businesses. Laura will ask the County for a PowerPoint of the meeting.

The Eagle Scout project is completed. They have money left over and would like to donate to us possibly for a sign. They did a beautiful job.

The employee entrance and parking has become an issue with the neighbors across the street. We should always use the other entrance to exit through the parking lot.

Chief Craparotta received a letter about the entrance and exit. The neighbor was involved in an accident back in 2019 backing out of his driveway. A white van was exiting the borough when he struck the neighbor backing out of driveway. IT was determined the van was not exiting our parking lot. Please be vigilant when exiting.

Councilmember Rutsky asked Mayor Lowande if borough Hall would be opening any time soon and if meetings would be going public again. Mayor Lowande explained we are going by the Governors orders. We hope to open in January. The courts will not be having public sessions any time soon. Other towns have not reopened yet either. Councilmember Rustky inquired about hybrid meetings. We have to keep an eye on the ay things are going. We cannot put a limit on the public coming into the building.

**MOTION TO ADJOURN:**

Proposed By :Ludas

Seconded By: Shaughnessy

**TIME OF ADJOURNMENT:**

8:35 PM