

**BOROUGH OF JAMESBURG**  
**GOVERNING BODY MEETING**  
**MINUTES**  
**APRIL 17, 2019**  
**7:00 PM**

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**CALL TO ORDER:** (7:05PM) 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 Rampacek  
Council Member Czarneski  
Council Member Ludas  
Council Member Rutsky  
Council Member Sussman - ***ABSENT***  
Council Member Valiant  
Administrator Frueh  
Borough Attorney – Raffetto

**2019 MUNICIPAL BUDGET PUBLIC HEARING AND ADOPTION:**

Council President Samantha Rampacek motioned to table the 2019 Municipal Budget.  
Council Member Ludas Seconded the Motion.  
Administrator Scott Frueh explained the budget is under State review this year which is not yet completed. We cannot adopt the Budget without the completed review.

**PUBLIC COMMENT PERIOD – ANY ITEM - EXCLUDES ORDINANCES (they have their own public hearing):** Members of the public wishing to address the Mayor and Borough Council must approach the podium and state their name and address for the record. There is a five (5) minute time limit for all comments and questions.

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Rampacek  
Seconded By: Valiant

Thomas Emens – 62 West Railroad Ave.- The Green Team had a meeting April 9<sup>th</sup>. There were many discussions and 3 awards handed out including a Leadership Award to Council Woman Daria Ludas. Earth day will be at JFK school on Friday, April 12<sup>th</sup>. Creek clean up was April 13<sup>th</sup> and was a huge success. Theater for a Cause will be held on May 30<sup>th</sup> at the Elks Lodge.

Brian Taylor – 9 Hillside Ave. – Mr. Taylor asked about the state review of the budget. Is this a random thing or did something prompt it? Administrator Frueh explained the state can review at any time, approximately every three years the budget goes to state review, this is our year. Mr. Taylor wanted to know how the school can have a 0% tax increase, but the town started at an 11-cent increase? He suggests the town does more for less like the school is doing. He asked when executive session minutes become public knowledge. Another concern he had was that he reviewed the minutes from 2018 and the council has never voted no on any item. He feels it is wrong that they only vote yes on all items.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Czarneski  
Seconded By: Ludas

**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 #067-04-17-19\*\*

**RESOLUTION ACCEPTING MINUTES**

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

**MAYOR AND COUNCIL**

March 20, 2019

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

RESOLUTION #068-04-17-19\*\*

**RESOLUTION ACCEPTING EXECUTIVE SESSION MINUTES**

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

**MAYOR AND COUNCIL**

March 20, 2019

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

**NON-CONSENT AGENDA RESOLUTIONS:**

**RESOLUTION #069-04-17-19\*\*  
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 \$730,650.07

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

- Resolution #069-04-17-19\*\* was removed from the consent agenda by Councilmember Czarneski. She had a few questions, which Administrator Frueh answered.

**RESOLUTION #070-04-17-19\*\*  
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	March 2019
Finance Report	March 2019
Report of the Tax Collector	March 2019
Report of the Sewer Administrator	March 2019
Tax Collectors Annual Report of Uncollectible Taxes	2019

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

- Resolution #070-04-17-19\*\* was removed from the consent agenda by Mayor Lowande, The Tax Collector’s Report of Uncollectible Taxes had questions from the Council. Tax Collector Kevin Hatch explained the land was abated in the 1990’s. paperwork was not

filed correctly. We have not been collecting taxes on this property.

RESOLUTION # 071-04-17-19

**RESOLUTION ADOPTING THE SUSTAINABLE LAND USE PLEDGE**

**WHEREAS**, land use is an essential component of overall sustainability for a municipality; and

**WHEREAS**, poor land use decisions can lead to and increase societal ills such as decreased mobility. High housing costs. Increased greenhouse gas emissions, loss of open space and the degradation of natural resources; and

**WHEREAS**, well planned land use can create transportation choices, provide for a range of housing options create walkable communities, preserve open space, provide for adequate recreation, and allow for the continued protection and use of vital natural resources; and

**WHEREAS**, given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land use pattern will require municipalities to take the lead;

**NOW THEREFORE, BE IT RESOLVED** the Council of the Borough of Jamesburg, County of Middlesex, State of New Jersey that Jamesburg resolve to take the following steps with regard to our municipal Land Use decision with the intent of making Jamesburg a sustainable community. It is our intent to include many of these principles in the next master plan revision and reexamination report and to update our land use zoning, natural resource protection, and other ordinances accordingly as needed.

**Regional Cooperation** – We pledge to reach out to administrations of our neighboring municipalities when applicable concerning land-use decisions, and to take into consideration regional impacts when making land-use decisions.

**Transportation Choices** – We pledge to create transportation choices with a Complete Streets approach by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects and reviewing development applications.

**Natural Resource Protection** - We pledge to continue to take action to protect the natural resources of the State in recognition of their environmental, recreational and agricultural value by avoiding or mitigating negative impacts to these resources while seeking opportunities to enhance them. Further, we pledge to create the Jamesburg environmental resources Inventory when feasible to identify and assess the extent of our natural resources and to link natural resources management and protection to carrying capacity analysis, land-use and open space planning.

**Mix of Land Uses** – We pledge to continue to use our zoning power to allow for a mix of residential, retail, commercial, recreational and other land use types in area that make the most sense for our municipality and the region.

**Housing Options** – We pledge, through the use of our zoning and revenue generating powers, to continue to foster a diverse mix of housing types and locations, to meet the needs of all people at a range of income levels.

**Green Design** – We pledge to incorporate the principles of green design and renewable energy generation into municipal buildings to the extent feasible and when updating our site plan and subdivision requirements for residential and commercial buildings.

**Municipal Facilities Siting** – We, pledge, to the extent feasible, to take into consideration factors such as walkability, bikability, greater access to public transit, proximity to other land-use types, and open space when locating or relocated municipal facilities.

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

- Council Member Ludas explained by adopting this Pledge the Green Team earns points for Sustainable NJ. This will help us to get higher Grants.

RESOLUTION # 073-04-17-19

**AUTHORIZING AWARD OF CONTRACT TO S & G PAVING, INC. RELATING TO THE 2017 NJDOT ANTOINETTE COURT, MAPLE DRIVE & FERNWOOD LANE IMPROVEMENT PROJECT.**

**WHEREAS**, the Borough of Jamesburg (the “Borough”) received four (4) bids for the 2017 NJDOT Antoinette Court, Maple Drive & Fernwood Lane Improvement Project (the “Project”); and

**WHEREAS**, the bids have been reviewed by the Borough Engineer, and it is the Engineer’s recommendation that a contract for the Project be awarded to the low bidder, S & G Paving, Inc. of Jamesburg, New Jersey, for the Base Bid and Alternate B, for the total amount of \$198,266.50; and

**WHEREAS**, this Project is being funded by the New Jersey Department of Transportation (NJDOT); and

**WHEREAS**, the Borough Attorney has reviewed the bid package submitted by S & G Paving, Inc., and has found the bid package, and all documents contained therein, to be in satisfactory legal format; and

**WHEREAS**, the Borough’s CFO has certified that funds are available for this purpose.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the contract for the Project is hereby awarded to S & G Paving, Inc. of Jamesburg, New Jersey, for the Base Bid and Alternate B, for the total amount of \$198,266.50.

**BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized to execute and the Borough Clerk to attest an Agreement between the Borough and S & G Paving, Inc., subject to any approvals that are necessary from the NJDOT.

**BE IT FURTHER RESOLVED**, that all relevant Borough officials are hereby authorized and directed to perform all actions that are necessary in order to facilitate this matter.

**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution shall be provided to each of the following:

- a. Terence M. Vogt, PE, PP, CME, Remington & Vernick Engineers;
- b. Scott Frueh, Borough Administrator; and
- c. Frederick C. Raffetto, Esq., Borough Attorney.

**RESOLUTION # 073-04-17-19**

**AUTHORIZING AWARD OF CONTRACT TO S & G PAVING, INC. RELATING TO THE 2017 NJDOT ANTOINETTE COURT, MAPLE DRIVE & FERNWOOD LANE IMPROVEMENT PROJECT.**

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas		X	X			

Council Member Rutsky			X			
Council Member Sussman						X
Council Member Valiant			X			
Council President Rampacek	X		X			
Mayor Lowande						

- Resolution #074-04-17-19 was tabled By Mayor Lowande. Borough Attorney Fred Raffetto explained the agreement is not yet completed.

RESOLUTION #075-04-17-19

**AUTHORIZE NEW JERSEY HISTORIC SITE MANAGEMENT 2019 GRANT APPLICATION**

**WHEREAS**, the Borough of Jamesburg has a historic landmark in the Buckelew Mansion;  
and

**WHEREAS**, the Borough of Jamesburg strives to save tax dollars, while preserving the Mansion; and

**WHEREAS**, one of the purposes of the New Jersey Historic Preservation Fund provides resources to municipalities to make repairs to historic sites, and they have created a grant called the Historic Site Management Grant.

**THEREFORE, BE IT RESOLVED**, that the borough of Jamesburg Council, Middlesex County, State of New Jersey, authorizes the submission of the aforementioned Historic Site Management Grant for 2019.

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

- Resolution #075-04-17-19 was a late add on. This is why it did not show on the Agenda.

**COUNCILMATIC COMMITTEE REPORTS:**

- FINANCE COMMITTEE  
Council President Rampacek

Council President Rampacek reported:

**Finance:** Council has decided to table the budget adoption until the May meeting. We still have some concerns about the numbers and wanted more time to go through as many options are possible. We are doing whatever we can to save money and of course reducing personnel would be the last resort.

**Library:** The Friends of the Library/ Kawanis Club dinner is next Saturday. This event is sold out. Thank you to all who bought tickets. Summer program planning will be under way so keep your eye out for the summer schedule.

**Public Events:** The Fall Festival is scheduled for October 19<sup>th</sup>. I have been getting tons of emails regarding our Fall Festival on October 5<sup>th</sup>. I am not sure why they are getting or

seeing that date. I believe it may be St. James Fall Festival. I am trying to correct everyone I talk to. If anyone hears the same information, I would appreciate it if you could relay that ours is October 19<sup>th</sup>. Registration forms will be sent out soon.

- EDUCATION COMMITTEE  
Council Member Sussman

Council Member Sussman was absent.

- POLICE COMMITTEE  
Council Member Valiant

Council Member Valiant reported the police department has a vehicle temporarily out of commission that is being fixed. Some of our officers went to state and county offices to complete mandated annual training requirements. The police department shared a raid was conducted in coordination with the Secret Service on a Dark Web drug distribution network that yielded illicit substances and seized \$11,000 cash. On a public safety matter, due to the rise in fires I want to get the word out there about people recognizing that as the weather warms, there is a higher risk of fires breaking out. Please feel free to consult the Fire Department for fire and home safety tips to ensure this doesn't happen to your home,.

- PERSONNEL COMMITTEE  
Council Member Czarneski

Council Member Czarneski reported she spoke with Administrator Frueh and all continues to run smoothly. I would like to provide an update on DPW negotiations. My co-chair and I met with members of the DPW on Monday and are still working through some items in order to finalize the negotiations and move forward. Thank you to Thomas and the Green Team for a successful stream clean up.

- PUBLIC WORKS COMMITTEE  
Council Member Rutsky

Council Member Rutsky thanked the DPW for their tremendous support during the Green Team Creek Clean Up. They shared materials with us and helped cart away over 2000 pounds of garbage and recyclables. We couldn't have done it without them. Paul Intravartola asked me to relay a message to the police to possibly have them patrol Green Acres more regularly. During our clean up, it was obvious they are being used in ways that might be questionable. I also want to recognize Councilwoman & Green Team Chair, Daria Ludas. She did a fantastic job organizing this clean up along with Thomas Emens. Truly a commendable accomplishment. Look forward to continue working with Daria and the schools in order to help make this nature trail complete.

In addition, I attended "The State of Middlesex County" event at Middlesex County College. Freeholder Ron Rios gave a report of projects that have been done and continue to be worked on in the county. I am charged to pursue grants through the county in order to help us here in Jamesburg.

Finally, I was invited to Melissa George, to attend the local Jamesburg/Monroe Chamber of Commerce luncheon tomorrow in Cranbury, Anxious to see the happenings of the businesses and report back to you at our next council meeting.

- ENVIRONMENT/ GREEN COMMITTEE:  
Council Member Ludas

Council Member Ludas reported on March 25<sup>th</sup> Councilwoman Rutsky and I met with the Rutgers Extension Environmental Team and toured the exterior of our GMB School as they have chosen this site to install a Rain Garden. They also have other sites throughout town in

mind for future projects. Rutgers will absorb the cost as they have grants for community reach out projects. I am waiting for further word from them.

The Environment/Green Committee met on April 2<sup>nd</sup>. We planned out the Green Team Seminar and organized group assignments for the Stream Clean Up which was held April 13<sup>th</sup>. I would like to add; all environmental projects are free to the town. The only expense is the DPW overtime. All is paid through grants.

Monday and today I worked with The Garden Club at JFK planting seeds. SERV meeting will be held on April 1<sup>st</sup>. An issue with a loose drain pipe in the building has been addressed. Next meeting will be October 7<sup>th</sup>.

The Stream Cleanup was a huge success! Volunteers collected One Ton of trash and debris, including a disintegrated car. Thank you to The Watershed Institute, Monroe Environmental Commission members and volunteers, Boy Scouts, Senator Greenstein, Monroe Councilwoman Miriam Cohen, Jamesburg Board of Ed staff and students, The Original Thin Crust Pizza staff, Jamesburg Clerk, Jamesburg Mayor and Council members for a great day. A huge thank you to Jamesburg DPW. We could not have accomplished a clean up of this magnitude without your assistance.

- ADMINISTRATOR'S REPORT  
Scott Frueh

Administrator Frueh reported as required by best practices, I have received a list of properties from our Tax Assessor that have appealed their assessment with the County Tax Board. I have given that to you for review. If you have any questions, let me know and I will reach out to Ken Pacera.

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

Mayor the annual Egg Hunt is scheduled for this Saturday, at 11:00 am in Veterans Park. I met with Dan Benson about traffic systems to help with the bridge situation. He has several different ideas that the County will pay for. I will be scheduling a meeting soon for the Memorial Dy Parade.

### **EXECUTIVE SESSION:**

There will be no action Taken after Executive Session.

RESOLUTION #072-04-17-19

### **AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, the Borough Council of the Borough of Jamesburg has determined that it is necessary on April 17, 2019 to engage in a discussion of a topic or topics which may be held in private pursuant to the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., specifically a matter which falls within the attorney-client privilege (discussion related to a disputed tax sale certificate relating to the property located at Block 2, Lot 1.01) and (Collective Bargaining Agreement) and

**WHEREAS**, the Borough Council wishes to authorize and convene an Executive Session to discuss said issues.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the Governing Body shall forthwith enter into an Executive Session to discuss the aforementioned items in private.



**BE IT FURTHER RESOLVED**, that the discussion held in Executive Session shall be limited to only said items.

**BE IT FURTHER RESOLVED**, that Minutes of the Executive Session shall be taken and said Minutes shall be made public at such time as the need for confidentiality no longer exists. At this time, it is estimated that the Minutes of this Executive Session should be available to the public within a period of approximately thirty (30) days.

**BE IT FURTHER RESOLVED**, that no formal action shall be taken in public this evening following the conclusion of the said Executive Session.

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

**MOTION TO CLOSE EXECUTIVE SESSION:**

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

**MOTION TO ADJOURN:**

Proposed By: Rampacek

Seconded By: Czarneski

**TIME OF ADJOURNMENT:** 9:19PM

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Susan Boulogne  
Registered Municipal Clerk  
Borough of Jamesburg