

AGENDA

MAYOR AND BOROUGH COUNCIL

MEETING NO. 4

DATE: 2/1/24

Time: 7:00 P.M.

REGULAR ()

SPECIAL (X)

OTHER _____

ROLL CALL:

Mayor Guindi

()

Clw. Balazs

()

Clm. Ciulla

()

Clm. Dziemian

()

Clw. Gurchensky

()

Clm. Krenzel

()

C. Pres. Oliveira

()

Atty: _____

Eng: _____

Adm: _____

MEETING CALLED TO ORDER BY PRESIDING OFFICER

STATEMENT OF NOTICE OF PUBLICATION - CHAPTER 231, P. L. 1975

IN COMPLIANCE WITH CHAPTER 231 OF PUBLIC LAW OF 1975, NOTICE OF THIS SPECIAL MEETING WAS GIVEN BY WAY OF A SPECIAL MEETING NOTICE FILED WITH THE BOROUGH CLERK, THE HOME NEWS TRIBUNE ON JANUARY 15, 2024 AND POSTED TO THE BOROUGH WEBSITE, THE CRIMINAL JUSTICE BUILDING AT 61 MAIN STREET, SOUTH RIVER AND POSTED ON THE BULLETIN BOARD IN THE BOROUGH OF SOUTH RIVER MUNICIPAL BUILDING.

CALL OF THE ROLL

SALUTE TO THE FLAG / MOMENT OF SILENCE

PRESENTATION –GREKOSKI PARK COMPLETELY INCLUSIVE PLAYGROUND
GREEN ACRES PROGRAM, JAKE'S LAW PLAYGROUND GRANT APPLICATION

PUBLIC COMMENT (10 min per speaker)

WHEREAS RESOLUTION 2024-01 AUTHORIZES THE BOROUGH COUNCIL TO UTILIZE A CONSENT AGENDA TO ADOPT VARIOUS RESOLUTIONS OF A ROUTINE AND NONCONTROVERSIAL NATURE AT ONE TIME. NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED THAT THE BELOW LISTED RESOLUTIONS ARE HEREBY ADOPTED BY THE BOROUGH COUNCIL IN WHOLE AS IF THE SAME WERE INDIVIDUALLY ACTED UPON.

CONSENT RESOLUTION 2024-83 to 2024-84

83	Resolution approving the Recreation and Open Space Inventory.
84	Resolution approving submission of a grant application to the NJDEP Green Acres Program for the construction of a completely inclusive playground at Grekoski Park.

APPROVE/DENY RESOLUTION 2024-83 to 2024-84

GOVERNING BODY COMMENTS (For the Good of and Welfare of the Borough)

ADJOURNMENT

Next Regular Council Meeting will take place on February 12, 2024 at 7:00 pm

RESOLUTION 2024-83

BOROUGH OF SOUTH RIVER
COUNTY OF MIDDLESEX

RESOLUTION APPROVING THE RECREATION AND OPEN SPACE INVENTORY FOR FILING WITH THE NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM

WHEREAS, the regulations of the Green Acres Program require the submission of a Recreation and Open Space Inventory (ROSI) which enlists all property owned and/or leased by the Local Unit for recreational and open space purposes; and

WHEREAS, the regulations of the Green Acres Program allow amendments to the ROSI; and

WHEREAS, the Borough of South River last amended their ROSI in 1989 and at this time is in need of an amendment; and

WHEREAS, the Borough Council of the Borough of South River has reviewed the attached Recreation and Open Space Inventory prepared by its staff.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of South River that the Recreation and Open Space Inventory is hereby approved, accepted, and adopted.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Mayor and Planning Board Chairperson are hereby authorized to sign the ROSI for submission to Green Acres and that a certified copy of this resolution and the ROSI be forwarded to the State of New Jersey Office of Green Acres.

COUNCIL	MOTION		2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>							
<i>Councilman Ciulla</i>							
<i>Councilman Dziemian</i>							
<i>Councilman Gurchensky</i>							
<i>Councilman Krenzel</i>							
<i>Council President Oliveira</i>							

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on February 1, 2024

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Borough of South River

County: Middlesex

Page 1 of 4

All lands held for recreation and conservation purposes (1) must be described by their block and lot identification numbers as shown on the current, official tax map and (2) keyed to a current, legible, official map of the local government unit. The official map used for this ROSI is named _____ and is dated _____, 20____. Please refer to page 1 of this document for more detailed instructions.

Lands Held in Fee Simple for Recreation and Conservation Purposes

(Use Page 4A - Fee Simple cont'd as necessary for additional lands)

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N) Note 1	GA Encumbered Acres Note 2	Co-Owners? (Y / N) Note 3	Green Acres Funded? (F / U) Note 4	EIFP Funded? (Y / N) Note 5	Notes
1	Prospect Street	DAILEY'S POND	30	24	0.1561	N	0.16	N	N	N	Vacant Land
2	7 Eastern Street	VARGA/PACERS FIELD	44	7	0.2009	N	0.20	N	N	N	
3	8 Eastern Street	VARGA/PACERS FIELD	44	8	0.1148	N	0.11	N	N	N	
4	9 Eastern Street	VARGA/PACERS FIELD	44	9	0.067	N	0.07	N	N	N	
5	William Street	VACANT LAND	82	1.02	0.0597	N		N	N	N	
6	Along RR Meadowland	VARGA/PACERS FIELD	84	1.01	18.79	N	18.79	N	Y	N	
7	William Street	VARGA/PACERS FIELD	85	1	15.051	N	15.05	N	Y	N	Vacant Land
8	William Street	VARGA/PACERS FIELD	85	2	5.229	N	5.23	N	Y	N	Vacant Land
9	William Street	VARGA/PACERS FIELD	85	3	1.0606	N		N	N	N	Vacant Land
10	John Street Claybank	DAILEY'S POND	93	1.01	1.1	N	1.10	N	N	N	Vacant Land
11	Prospect Street	DAILEY'S POND	94	1	11.517	N	7.50	N	N	N	Pond
12	Bright Street & Ziegert Street	DAILEY'S POND	97	2	0.8131	N	0.81	N	N	N	
13	Virginia Street	DAILEY'S POND	146	3	0.205	N	0.21	N	N	N	Vacant Land
14	55 Appleby Avenue	SHELDON SHEINFINE PARK	227	1	11.58	Y	5.50	N	N	N	Park/Library
15	Fitzpatrick Field	FITZPATRICK FIELD	255	5	2.2957	N	2.30	N	N	N	Playground
16	Herbert Street	VOLUNTEER MEM PARK	287	1	1.47	N	1.47	N	N	N	Park
17	Anne Street	JFK PARK	295	1	0.6428	N	0.64	N	N	N	Park
18	Brant Street	VACANT LAND	295	8	0.0918	N		N	N	N	Vacant Land

Total of all fee simple Green Acres-encumbered acres on this page only: **59.14**

Total of all fee simple Green Acres-encumbered acres from all pages of this ROSI: **78.51**

Total of all Green Acres-encumbered acres from all pages of this ROSI: **78.51**

Note 1: For properties partially held for recreation/conservation (e.g., municipal complex), please supply a survey or tax map with the park boundaries to scale, showing the recreation/conservation area.
 Note 2: For entire properties, please supply acreage of entire property. For partial lots, please provide the recreation/conservation acreage only.
 Note 3: Does any other entity have an undivided interest in this property? List co-owner in Notes column.
 Note 4: F = Funded by Green Acres; U = Unfunded (i.e., no Green Acres funding utilized)
 Note 5: Were Environmental Infrastructure Trust Program funds used to acquire all or part of this property?

RECREATION AND OPEN SPACE INVENTORY

Local Unit: Borough of South RiverCounty: Middlesex

Page 2 of 4

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Lands Held in Fee Simple for Recreation and Conservation Purposes

Map Key	Municipal Location per Tax Records	Name of Park / Facility	Block No.	Lot No.	Total Lot Acres	Partial Lot? (Y / N), Note 1	GA Encumbered Acres, Note 2	Co-Owners? (Y / N), Note 3	Green Acres Funded? (F / U), Note 4	EIFP Funded? (Y / N), Note 5	Notes
19	Whitehead Avenue Rear	VACANT LAND	303	2.04	16.992	N		N	N	N	
20	Whitehead Avenue	VACANT LAND	303	3	9.252	N		N	N	N	Previously designated ped/bike trail
21	Meadowland Along River	VACANT LAND	303	6	0.0826	N		N	N	N	
22	Meadowland Along River	VACANT LAND	303	7	1.8788	N		N	N	N	
23	Meadowland Along River	VACANT LAND	303	8	3.42	N		N	N	N	
24	Meadowland Along River	VACANT LAND	303	9	4.866	N		N	N	N	
25	Meadowland Along River	VACANT LAND	303	10	2.097	N		N	N	N	
26	Meadowland Along River	VACANT LAND	303	11	1.083	N		N	N	N	
27	Meadowland Along River	VACANT LAND	303	13	0.756	N		N	N	N	
28	Meadowland Along River	VACANT LAND	303	15	0.05	N		N	N	N	
29	67 Lark Drive	RECREATION AREA	367	1.19	0.3	N		N	N	N	
30	Whitehead Avenue	EDWARD GREKOSKI PARK	369	2	3	N	3.00	N	Y	N	
31	Along RR	EDWARD GREKOSKI PARK	370	1	1	N	1.00	N	Y	N	
32	Whitehead Avenue	EDWARD GREKOSKI PARK	371	1.01	14.16	N	14.16	N	Y	N	
33	Whitehead Avenue	EDWARD GREKOSKI PARK	371	2	1.21	N	1.21	N	Y	N	
34	Whitehead Avenue	VACANT LAND	376	1.01	4.69	N		N	N	N	Previously designated ped/bike trail
35	Whitehead Avenue	VACANT LAND	376	2	1	N		N	N	N	Previously designated ped/bike trail
36	9 Ivan Way	VETERANS ATH FIELD	380	1.03	50859	N		N	N	N	Public Works
37	River Road	VACANT LAND	380	1.05	0.308	N		N	N	N	

Total of all fee simple Green Acres-encumbered acres on this page only: **19.37**

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Lands Held in Fee Simple for Recreation and Conservation Purposes

Total of all fee simple Green Acres-encumbered acres on this page only: -

CERTIFICATION:

I HEREBY CERTIFY that this Recreation and Open Space Inventory, comprising _____ total pages, is a complete and accurate listing of all lands held by the Local Government Unit, as of this 1st day of February, 2024, for recreation and conservation purposes at the time of receipt of Green Acres funding.

This ROSI is being submitted to Green Acres as part of project number: _____
and entitled: Grekoski Park Completely Inclusive Playground

Peter Guindi, Mayor
Chief Executive Officer of Local Government Unit

Donna Farren, Planning Board Chair
Planning Board Chairperson (or equivalent)

Date: February 1, 2024

Date: _____

This Certification is to be signed only on this page, Page 7, of the Recreation and Open Space Inventory.

If required by local ordinance, number and date of governing body resolution authorizing Mayor to sign the ROSI:

2024-83

Resolution Number

2/1/2024

Date of Resolution

(Resoulution attached)

RESOLUTION 2024-84

RESOLUTION APPROVING SUBMISSION OF A GRANT APPLICATION TO THE NJDEP GREEN ACRES PROGRAM FOR THE CONSTRUCTION OF A COMPLETELY INCLUSIVE PLAYGROUND AT GREKOSKI PARK

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of South River desires to further the public interest by obtaining funding in the amount of \$502,500.00, in the form of a \$502,500.00 matching grant and, if available, a \$0 loan, from the State to fund the following project(s): Completely Inclusive Playground at Grekoski Park, at a cost of \$670,000.00;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

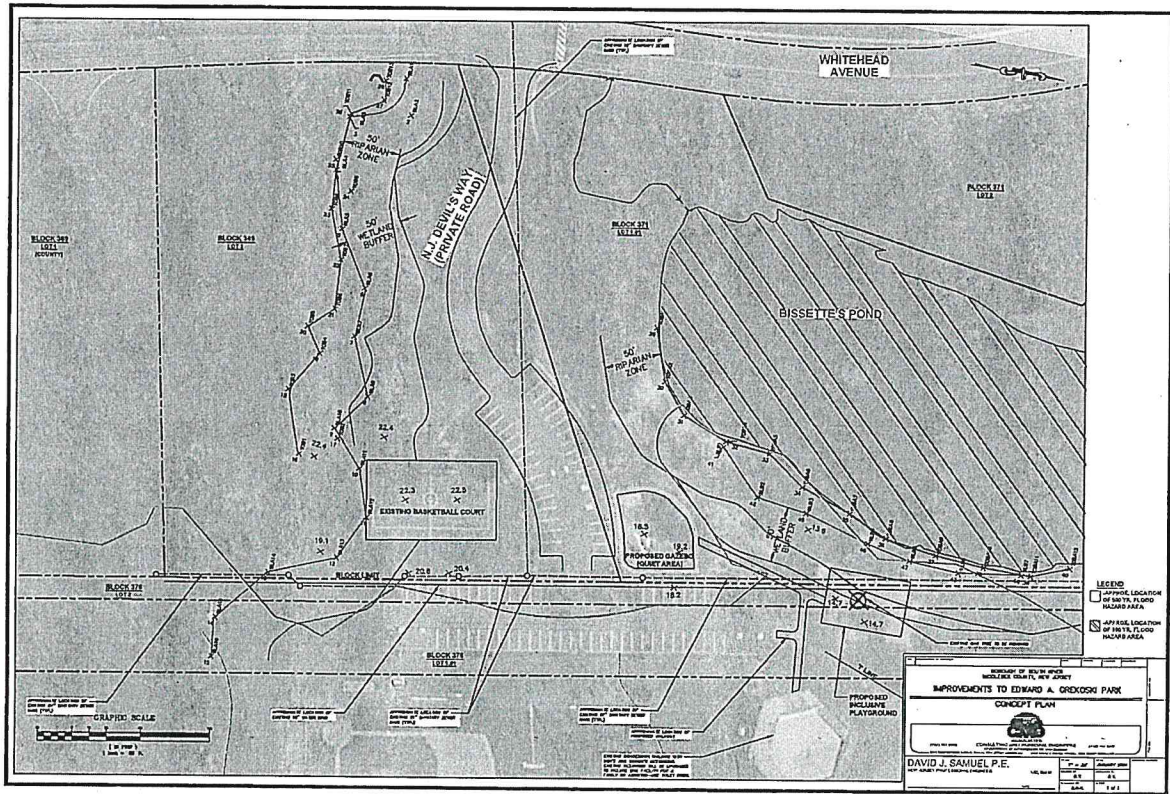
NOW, THEREFORE, the governing body/board resolves that:

1. Mayor Guindi or the successor to the office of the Borough of South River is hereby authorized to:
 - a. make application for such a loan and/or such a grant,
 - b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$167,500.00;
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>						
<i>Councilman Ciulla</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Gurchensky</i>						
<i>Councilman Krenzel</i>						
<i>Council President Oliveira</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on February 1, 2024

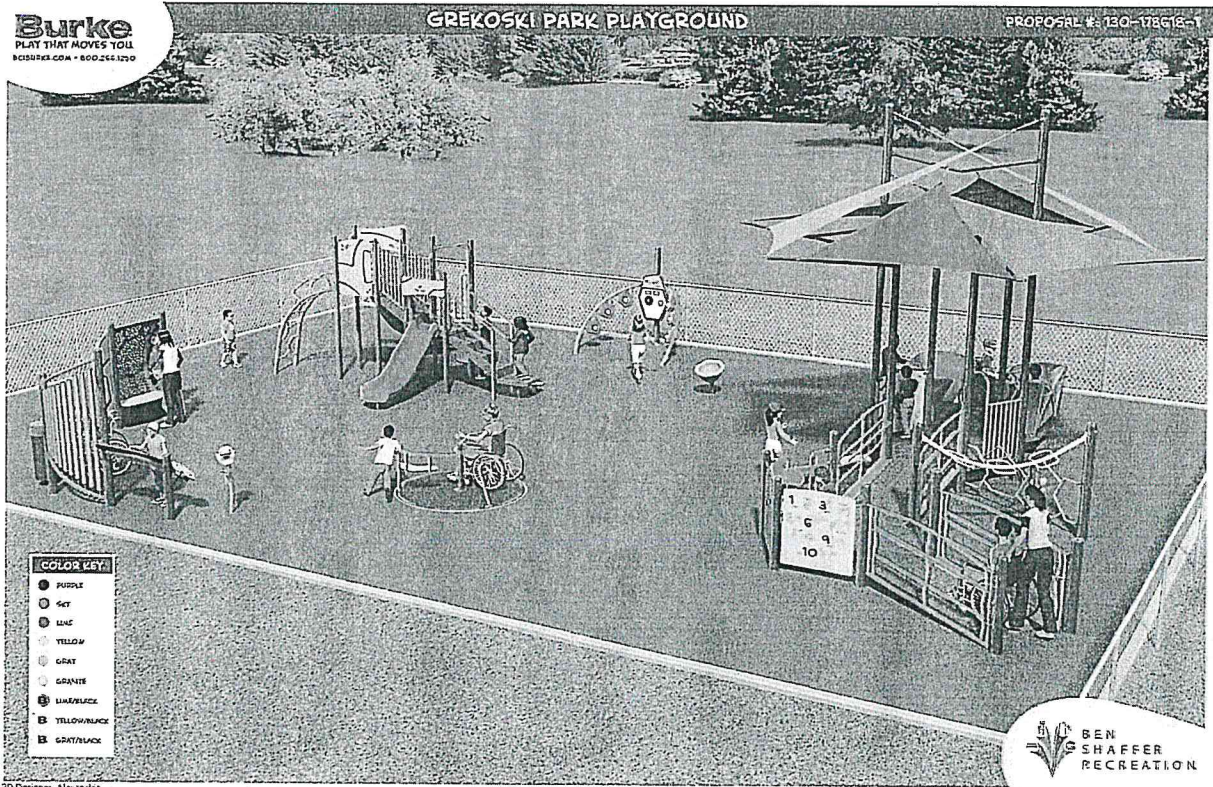
Alyssa Hager, RMC
Municipal Clerk
Borough of South River



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GREKOSKI PARK PLAYGROUND

PROPOSAL #: 130-178612-1



3D Designer: Alexandra

GREKOSKI PARK COMPLETELY INCLUSIVE PLAYGROUND PROJECT - CONSTRUCTION ESTIMATE

Quantity	Item/Description	Unit Cost	Total Cost
COMPLETELY INCLUSIVE PLAYGROUND			
1	Ages 2-5 and 5-12 play structures with ramps, ADA Cruiser and Shade, Inclusive Spinner, Movement Inclusive Game, Playensemble Musical, Serenity Spot and Custom Signs	\$143,577.00	\$143,577.00
4	6' PVC traditional bench with back, stationary	\$723.00	\$2,892.00
1	ESCNJ discount	-\$11,717.52	-\$11,717.52
1	Standard install of above items to manufacturer specifications	\$67,375.75	\$67,375.75
168	Site prep, demo and dispose existing equipment and wood fiber	\$125.00	\$21,000.00
176	Install 244 lf fencing with 2 gates	\$125.00	\$22,000.00
144	Man hour labor - Install Sidewalk with site prep and grading	\$125.00	\$18,000.00
7	Man hour labor - Receive, unload, transport, delivery	\$125.00	\$875.00
1	Freight	\$4,500.00	\$4,500.00
244	6' x 6' concrete curbs	\$42.00	\$10,248.00
117	2'-6" Stone / ton (supply & install)	\$185.00	\$21,645.00
3640	Duraflor 2.5"	\$13.15	\$47,866.00
3640	Install of Duraflor 2.5"	\$5.40	\$19,656.00
1	Freight	\$4,500.00	\$4,500.00
	Sub-Total		\$372,417.23
GAZEBO/QUIET AREA			
1	Icon Hexagon Shelter, 20'	\$25,360.00	\$25,360.00
1	Powder Coat	\$3,562.00	\$3,562.00
5	Custom configuration, material add-on, base covers	\$100.00	\$500.00
1	Standard engineering set 2 calculation books, 4 sets of drawings	\$365.00	\$365.00
1	ESCNJ discount	-\$1,191.48	-\$1,191.48
1	Standard installation of above items to manufacturer's specification	\$38,952.96	\$38,952.96
220	Man hour labor - construct concrete slab	\$125.00	\$27,500.00
55	Man hour labor - construct concrete sidewalk	\$125.00	\$6,875.00
1	Freight	\$3,500.00	\$3,500.00
7	Man hour labor - Receive/unload/transport delivery	\$125.00	\$875.00
	Sub-Total - Gazebo/Quiet Area		\$106,298.48
ADA ACCESSIBLE CONCRETE SIDEWALKS AND CURB CUTS			
1	Handicapped parking spots, to playground, Playground to concession stand, playground to quiet area (hexagon shelter)	\$38,800.00	\$38,800.00
CONSTRUCTION WITHOUT CONTINGENCY			\$517,515.71
CONTINGENCY (10%)			\$51,751.57
CONSTRUCTION TOTAL			\$569,267.28

ENVIRONMENTAL IMPACT ASSESSMENT

Prepared to address the

GREEN ACRES PROGRAM JAKE'S LAW PLAYGROUND FUNDING APPLICATION

For The

Grekoski Park Improvements

Block 371, Lot 1.01

Block 375, Lot 1

Block 376, Lots 1.01 & 2

For

The Borough of South River

48 Washington Street

South River, NJ 08882

Prepared by:



CONSULTING AND MUNICIPAL ENGINEERS

1460 Route 9 South, Howell NJ, 07731

Austin Bazuk, Associate Project Manager

January 2024

Our File: ISR00226.01

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DESCRIPTION OF THE PROPOSED PROJECT

- a. The Borough of South River is proposing to replace the site's existing exercise equipment area with an inclusive playground, install a gazebo on the existing tot lot to create a quiet area and construct an ADA walkway to connect the amenities to the existing concession building. These proposed improvements at Grekoski Park will contain features that will be beneficial to all residents and visitors.
- b. The purpose of this project is to ensure the construction of the inclusive playground, gazebo and walkway to the concession building to benefit the community.
- c. This project is not anticipated to be a multi-phase project.

DESCRIPTION OF THE ENVIRONMENT

a. Vegetation

The site area is partially forested and partial open. The adjacent forested areas contain assorted established hardwoods in addition to a variety of understory and other tree species. An oak tree exists in the center of the site's exercise equipment and few trees surround the tot lot.

b. Wildlife

Given there is existing recreational area at Grekoski Park, there would be a minimal impact on any wildlife presence in the area. Based on the NJDEP's GeoWeb Landscape Layer, there is nearby foraging habitat for Osprey, Bald Eagle, Yellow-crowned Night heron and Red-headed Woodpecker. There also an identified nesting colony for Yellow-crowned Night-heron west of the park. The project will have no effect on these species because the species are not critically dependent on this area for survival. This work will not destroy, jeopardize, or adversely affect a present or documented habitat for threatened and endangered species and will not jeopardize the continued existence of any local populations.

c. Geology, Topography, and Soils

The project site's surficial geology consists of lower stream terrace deposits with a lithology of sand, pebble gravel, minor silt and cobble gravel. Colors consist of reddish brown, yellowish brown, and reddish yellow. These layers can be as much as 30 feet thick. Surficial geology also consists of weathered coastal plain formations with a lithology of exposed sand and clay of Coastal Plain bedrock formations, including thin, patchy alluvium and colluvium, and pebbles left from erosion of surficial deposits.



Topography on site reaches a high point along Whitehead Avenue to the west and generally slopes towards Bissette's Pond and the South River.

The USDA Websoil Survey online resource shows the proposed work area to be within an area overlain by Hammonton loamy sand (HbmB).

Hammonton loamy sand – 0 to 5 percent slope, moderately well drained. A typical profile consists of 0 to 18 inches of loamy sand, 18 to 36 inches of sandy loam, and 36 to 80 inches of stratified sand to clay.

d. Water Resources/Hydrology

The site contains Bissette's Pond which is located near the proposed playground. Additionally, freshwater wetlands were identified on site. Based on the proposed concept, NJDEP permits will be required to permit the activities within regulated areas. Additionally, the South River exists east of the site and will not be impacted as a result of this project.

e. Historic/Archaeological Resources

This site is not a historical or archaeological site according to NJ-GeoWeb.

f. Transportation/Access

The park includes two parking lots that provide access to the baseball fields, playgrounds, basketball court, and pond on site. The proposed construction of the inclusive playground, gazebo and walkway will not impact site access other than during construction.

g. Adjacent Land Uses

The site is bordered by wooded areas to the north and south and South River on the East. The immediate project area is mapped as recreational land. The rest of the park area is mapped as Deciduous Forest (10-50% crown closure), Deciduous Brush/Shrubland, and Deciduous Wooded Wetlands.

ENVIRONMENTAL IMPACT ANALYSIS OF PROPOSED ACTION

- a. There is potential for some hardwoods and evergreens to be removed as a result of the gazebo although, the removal of trees will be avoided as much as possible. There is an existing oak tree in the middle of the exercise equipment which will be removed to install a playground surface.

The proposed playground will be located within the riparian zone of Bissette's Pond and within a disturbed freshwater wetland transition area. These two resources are regulated



- by the NJDEP and construction within these areas will require compliance with the State regulations.
- b. The short-term impact will be a loss of use of Grekoski Park while the construction is underway. Once construction is complete, use of the park should be increased. Long-term impacts will ideally increase park use.
 - c. Given the proposed improvements, it is anticipated that the parks overall use will increase.
 - d. As previously stated, the adjacent environmental features that will be impacted by the proposed improvements will include the riparian zone and freshwater wetland transition area.
 - e. No permits have been applied for or obtained as of the date of this assessment although, the following appear necessary;
 - I. NJDEP FWWL Transition Area Waiver
Fee estimate per NJDEP Fee Schedule:
 $\$1,000 + \$100/\text{acre of disturbed area (rounded to 1 acre)}$
 $\$1,000 + \$100 (1 \text{ acres}) = \$1,100$
 - II. NJDEP FWWL LOI
Freshwater wetlands and freshwater wetland transition areas were only located on Block 371, Lot 1.01 and Block 376, Lot 1.01 & Lot 2, therefore these 3 lots were used to calculate the LOI fee.
Fee estimate per NJDEP Fee Schedule:
 $\$1,000 + \$100/\text{acre of the site}$
 $\$1,000 + \$100 (21 \text{ acres}) = \$3,100$
 - III. NJDEP FHA Individual Permit
Fee estimate per NJDEP Fee Schedule:
\$3,000 Base Fee
 - f. A Natural Heritage Database search was requested on January 10th, 2024. The results can be forwarded when received.
 - g. Sea level rise should not have an impact on this project as there is a significant change in elevation between the South River and the proposed improvements.



ALTERNATIVES TO THE PROPOSED ACTION

- a. Dailey's Pond Recreation Area was considered as an alternate location however, Grekoski Park was ultimately chosen based on the age of the existing equipment. Alternative configurations were also explored.
- b. Alternative 1, the preferred alternative, proposes to construct an inclusive playground, a gazebo and an ADA walkway to connect the areas together and provide access to the concession building. This will meet the goal of the proposed project and provide additional amenities to the community.

Alternative 2 would include just the inclusive playground and ADA walkway.

Alternative 3 would be the "no-build" alternative which will not meet the goal of the project.

- c. The three alternatives do not differ significantly in environmental impacts. Alternative 1 would impact disturbed freshwater wetland transition areas and the riparian zone. Disturbed transition areas are considered transition areas that are currently not acting as transition areas, as they are already previously disturbed. The existing exercise equipment is within a woodchip bed and the gazebo is proposed on an existing tot lot.

Alternative 2 would result in similar impacts to alternative one. Since the gazebo is proposed where the existing tot lot is, there will not be any significant change in impact should it be constructed.

Alternative 1 and 2 would also include non-vegetated riparian zone disturbance, which is not regulated as a disturbance under the Flood Hazard Area Control Act rules.

Alternative 3 would result in zero environmental impacts however, this alternative would not meet the goal of the project.

MITIGATING MEASURES

Measures will be taken to mitigate any adverse impacts that might affect the site. Tree protection will be explored during the design phase to limit impacts to trees. Freshwater wetland and riparian zone disturbance will be limited to the greatest extent possible and only be impacted within currently disturbed areas.



AUTHOR(S) AND QUALIFICATIONS

- Austin Bazuk, Associate Project Manager, CME Associates