

**REGULAR MEETING MINUTES
FEBRUARY 3, 2025
MAYOR AND BOROUGH COUNCIL
MEETING NO. 3**

A meeting of the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey was held on February 3, 2025, and was called to order by Mayor Guindi at 7:00 PM with the following Council Members in Attendance:

Mayor and Council Roll Call	Present	Absent	Excused Tardy
<i>Mayor Peter S. Guindi</i>	X		
<i>Councilwoman Donna Balazs</i>	X		
<i>Councilman Matthew DeSantis</i>	X		
<i>Councilman Hank Dziemian</i>	X		
<i>Councilman Nick Giannakopoulos</i>	X		
<i>Councilman James Gurchensky</i>	X		
<i>Council President Tony Ciulla</i>	X		

Also attending this meeting were Chief Financial Officer Joseph Zanga, Business Administrator Art Londensky, Police Chief Mark Tinitigan, DPW Director Adriano Soares, Fire Chief William Smith, Borough Attorney Andrea Wyatt, and Borough Engineer Bruce Koch

IN COMPLIANCE WITH CHAPTER 231 OF PUBLIC LAW OF 1975, NOTICE OF THIS MEETING TO BE HELD AT THE CRIMINAL JUSTICE BUILDING, 61 MAIN STREET, SOUTH RIVER HAS BEEN PUBLISHED IN THE HOME NEWS TRIBUNE ON JANUARY 5, 2025, POSTED ON THE MUNICIPAL BUILDING BULLETIN BOARD, THE BOROUGH WEBSITE, THE FRONT DOOR OF THE CRIMINAL JUSTICE BUILDING AT 61 MAIN STREET, SOUTH RIVER.

SALUTE TO THE FLAG AND MOMENT OF SILENCE

Mayor Guindi lead the salute to the Flag and a moment of silence.

Mayor Guindi states the council will be going into Executive session at the beginning of the meeting rather than the end.

EXECUTIVE SESSION

2025-85 **WHEREAS**, Section 8 of Chapter 231, Public Law 1975 permits the exclusion of the general public from a meeting of the Governing Body under certain circumstances; and

WHEREAS, the Mayor and Council of the Borough of South River are of the opinion such circumstances presently exist.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River in the County of Middlesex of the State of New Jersey, that the public be excluded upon the hereinafter specific subject matter and that such subject matter to be so discussed is as follows:

- Property Acquisition
- Litigation

BE IT FURTHER RESOLVED that such record of the above discussion will be made public when confidentiality is no longer required. The Borough Council of the Borough of South River may or may not take formal action at the conclusion of the Executive Session.

Adjourn to Executive Session at 7:14 pm

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

Reconvene to Public Session at 7:56 pm

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

**PRESENTATION – VOLUNTEER MEMORIAL PARK INCLUSIVE PLAYGROUND AND FITNESS COURT
NJDEP GREEN ACRES PROGRAM GRANT APPLICATION**

At this time, Councilman DeSantis would like the governing body and the public to follow along to the presentation with the provided slide show print outs. Councilman DeSantis starts off with speaking on the process of applying for the grant and on Jake's Law in Cherry Hill, New Jersey. Councilman DeSantis introduces the Concept Plan for Volunteers Park and speaks on the many inclusive playground equipment that will be provided for individuals with disabilities, along with any South River resident who wishes to utilize the park. There will also be a fitness area by the hockey park to help improve health. Councilman DeSantis speaks on the Environmental Impact Assessment and explains the short- and long-term impact and states NJDEP permits are not required. Councilman DeSantis states due to the location of the proposed improvements, there are no anticipated impacts to the surrounding playground and walking path. Councilman DeSantis speaks on the removal of 8 trees surrounding the playground and walking path. The removal of the trees will help ensure the safety of the residents using the playground and park. At the time of construction, there will be limited access to the playground and a temporary increase in noise. The project will not be impacted by sea-level rise as there are no bodies of water within the immediate vicinity of the project. Councilman DeSantis speaks on the excitement he has for this inclusive project and how much it will benefit all residents of South River.

PUBLIC COMMENT

Mayor Guindi opened the floor for Public Comment.

Emily Grasso, 13 Darrow Street/Shade Tree Board member, has some questions from a Shade Tree Commission standpoint. Ms. Grasso has concerns regarding the surface of the playground and whether it is penetrable by rain. Councilman Giannakopoulos states the surface is made with rubber with blue stone underneath to let the water drain. There is some discussion regarding general landscape improvements regarding the walking path and the fitness court. Ms. Grasso speaks on the impact of removing trees and would request that the trees be replanted after the construction of the inclusive park is finished. Ms. Grasso suggests possibly implementing Little Libraries on the walking path.

Being that no one else came forward for public comment, Mayor Guindi requested motion to close. Council President Ciulla motioned to close; seconded by Councilwoman Balazs. All in Favor.

AGENDA SESSION

- Discussion on First Reading Ordinances- Borough Attorney Andrea Wyatt and CFO Zanga speak on the first reading ordinances and Ms. Wyatt provides a synopsis of the second reading ordinances.

ORDINANCE– SECOND READING & PUBLIC HEARING

ORDINANCE 2025-01

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE OF THE BOROUGH OF SOUTH RIVER, SO AS TO AMEND CHAPTER 193 ENTITLED “VEHICLES AND TRAFFIC”

BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, and State of New Jersey, as follows:

SECTION 1. Chapter 193 of the Borough Code of the Borough of South River, entitled "Vehicles and Traffic," is hereby amended and supplemented so as to amend § 193-50.1 entitled, "Schedule XXI: Street Closure," so as to add the following locations:

Name of Street	Location	Times
Colin Drive	From the prolongation, in a northerly direction of the easterly property line of Block 363.04, Lot 15 (more commonly known as #44 Colin Drive) to the southwesterly side of the intersection of Colin Drive and Monticello Way.	24 hours a day, 7 days a week

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. This ordinance shall take effect after second reading and publication as required by law.

Councilwoman Balazs motioned to waive the full reading; seconded by Council President Ciulla. All in Favor. The Clerk read Ordinance 2025-01 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-01 only.

Stella Fitzpatrick, 44 Colin Drive, fully supports this ordinance and wants Colin Drive to be blocked off.

Nadia Naumczyk, 42 Colin Drive, is in favor of this ordinance.

Ron Fitzpatrick, 44 Colin Drive, speaks on the traffic issue on Colin Drive and fully supports this ordinance.

Chuck, 33 Terry Avenue, speaks on the ongoing speeding issue on Colin Drive and would like the street blocked off.

Being no public came forth, Councilman Ciulla motioned to close public hearing of said Ordinance; seconded by Councilman Dziemian. All in Favor.

Adopted 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2025 –02

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER 120 OF THE BOROUGH CODE OF THE BOROUGH OF SOUTH RIVER, ENTITLED “CANNABIS”

BE IT ORDAINED, by the governing body of the Borough of South River, County of Middlesex, State of New Jersey, as follows:

SECTION 1. The Borough Code of the Borough of South River is hereby amended and supplemented so as to amend Chapter 120, entitled “Cannabis” so as to amend Section 120-6 entitled “Classes of Licenses permitted within the Borough” to read in its entirety as follows:

§ 120-6 Classes of Licenses Permitted within the Borough.

The following Classes of Licenses, as set forth by P.L. 2021, c. 16, are permitted to operate within the Borough:

- A. Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- B. Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;

C. Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;

D. Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;

E. Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and

F. Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

SECTION 2. The Borough Code of the Borough of South River is hereby amended and supplemented so as to amend Chapter 120, entitled “Cannabis” so as to delete Section 120-7 entitled “Classes of Licenses Prohibited within the Borough” in its entirety and replace with the following:

§ 120-7 RESERVED.

SECTION 3. The Borough Code of the Borough of South River is hereby amended and supplemented so as to amend Chapter 120, entitled “Cannabis” so as to amend Section 120-8 entitled “Number of Licenses in the Borough” which shall read entirely as follows:

§ 120-8 Number of Licenses Permitted within the Borough.

A. Class 1 – Five (5) total licenses.

B. Class 2 - Five (5) total licenses.

C. Class 3- Five (5) total licenses.

D. Class 4 - Five (5) total licenses.

E. Class 5- One (1) total license

F. Class 6 - Five (5) total licenses.

SECTION 4. The Borough Code of the Borough of South River is hereby amended and supplemented so as to amend Chapter 120, entitled “Cannabis” so as to amend Section 120-10 entitled “Imposition and Rate of Cannabis Tax” which shall read entirely as follows:

§ 120-10 Imposition and Rate of Cannabis Tax.

A. A transfer tax to be paid to the Borough by the Licensee as set forth below is imposed upon each of the following:

- i. From a cannabis cultivator to another cannabis cultivator; and
- ii. From one cannabis establishment to another cannabis establishment; and

- iii. From a cannabis retailer to retail consumers who are 21 years of age or older; and
- iv. By any combination thereof.

B. The transfer tax authorized by this Section shall be assessed at the following rates:

- 1. 2% of the receipts from each sale by a cannabis cultivator;
- 2. 2% of the receipts from each sale by a cannabis processor;
- 3. 1% of the receipts from each sale by a cannabis wholesaler; and
- 4. 2% of the receipts from each sale by a cannabis retailer.

C. The transfer tax shall be in addition to any other tax or fee imposed pursuant to statute or local ordinance or resolution by any governmental entity with regard to cannabis.

D. The transfer tax shall be stated, charged and shown separately on any sales slip, invoice, receipt or other statement or memorandum of the price paid or payable or equivalent value of the transfer for the cannabis or cannabis item.

E. A municipal user tax is hereby imposed at the equivalent transfer tax rates, on any concurrent license holder operating, more than one cannabis establishment. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed pursuant to this section, from the license holder's establishment that is located in the municipality to any of the other license holder's establishments, whether located in the municipality or another municipality.

F. For each calendar quarter, no later than thirty days after the close of the quarter, or at such other times as the Borough shall require:

(a) Every licensee shall file with the Borough a return setting out, in form satisfactory to the Borough:

- (1) The amount of sales by the licensee; and
- (2) The amount of tax owing based upon the sales; and
- (3) copies of any New Jersey ST-50 sales and Use tax quarterly return if required to file with the State of New Jersey; and
- (4) a month by month summary of the cannabis sales and transfers for the quarter; and
- (5) copies of all documents filed and submitted to the State of New Jersey representing cannabis sales or transfers upon which the State relies for the collection of State sales and use taxes including quarterly sales and use tax returns, as well as any other documents or data the Borough reasonably requires for the calculation of transfer and/or user taxes due in accordance with this ordinance.

(b) Simultaneously with the return, every licensee shall remit payment to the Borough such amounts as shown on the return or otherwise required by this Chapter.

(c) The Borough may require licensees to submit such other information as the Borough deems necessary for proper administration of this tax.

(d) The Borough is charged with enforcement and collection of this tax and is empowered to promulgate and enforce reasonable regulations for its enforcement and collection.

(e) Delinquent taxes. If the transfer tax or user tax is not paid when due, the unpaid balance, and any interest accruing thereon, shall be a lien on the parcel of real property comprising the cannabis establishment's premises

(f) The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.

(g) The Borough shall file in the office of its tax collector a statement showing the amount and due date of the unpaid balance of cannabis taxes and identifying the lot and block number of the parcel of real property that comprises the delinquent cannabis establishment's premises. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced.

SECTION 5. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 6. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 7. This ordinance shall take effect after second reading and publication as required by law.

Council President Ciulla motioned to waive the full reading; seconded by Councilwoman Balazs. All in Favor. The Clerk read Ordinance 2025-02 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-02 only.

Stella Fitzpatrick, 44 Colin Drive, would like clarification of this ordinance. Ms. Fitzpatrick is a substance abuse counselor and speaks on the addiction of cannabis and is not in favor of this ordinance.

Father Garretson, 153 Kamm Avenue, refers to the handout provided from Mayor Guindi from his forum and speaks on certain items in the handout. Father Garretson states this ordinance would be using weakness and addiction for money and states there are no medical benefits.

Nadia Naumczyk, 42 Colin Drive, agrees with Father Garretson and is not in favor of this ordinance.

Salvator Cuiccio, 04 OBT, is in favor of this ordinance. Mr. Cuiccio speaks on the benefits of cannabis and how controlled the dispensaries are.

Shari Garretson, 153 Kamm Avenue, also speaks on the handout provided from the Mayors forum regarding cannabis and points out certain aspects of the handout that she is not in favor of.

Emily Grasso, 13 Darrow Street, is not in favor of this ordinance and will give South River an image issue rather than inviting people into town.

Pastor from Corpus Christi Church, also looked at the handout from the forum and is not in favor of this ordinance and states it will have negative consequences to South River.

Edwin Paredes, 64 Whitehead Avenue, is in favor of this ordinance. Cannabis is in the community illegally, lets bring it in town in a controlled manner.

Joe Donato, 30 Dailey Street, speaks on the referendum and how South River voted regarding cannabis.

Being no public came forth, Council President Ciulla motioned to close public hearing of said Ordinance; seconded by Councilwoman Balazs. All in Favor.

Councilman DeSantis and Councilwoman Balazs speak on the positive aspects of cannabis in South River.

Adopted 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2025 –03

**AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY, AMENDING THE BOROUGH CODE OF THE BOROUGH OF
SOUTH RIVER, SO AS TO AMEND CHAPTER 155 ENTITLED “FEES”**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex,
and State of New Jersey, as follows:

SECTION 1. Chapter 155 of the Borough Code of the Borough of South River, entitled “Fees” is
hereby amended so as to amend Section 155-34 entitled “Chapter 120, Cannabis fees” as follows:

§ 155-34 Chapter 120, Cannabis fees

A. Fees for non-retail permits:

1. Suitability application fee: \$100.00

2. Initial license application fee: \$200.00
3. Each annual license renewal fee: \$25.00

B. Fees for retail permits:

1. Suitability application fee: \$100.00
2. Initial license application fee: \$5,000.00
3. Each annual license renewal fee: \$5,000.00

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

Council President Ciulla motioned to waive the full reading; seconded by Councilwoman Balazs. All in Favor. The Clerk read Ordinance 2025-03 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-03 only.

Edwin Paredes, 64 Whitehead Avenue, speaks on the application and suitability fees and Borough Attorney Wyatt explains.

Father Garretson, 153 Kamm Avenue, speaks on the addictive properties of cannabis and states that this will fund the borough through addiction.

Being no public came forth, Councilman Ciulla motioned to close public hearing of said Ordinance; seconded by Councilman Dziemian. All in Favor.

Adopted 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2025 –04

**AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY, AMENDING CHAPTER 350 OF THE BOROUGH CODE OF THE
BOROUGH OF SOUTH RIVER ENTITLED “ZONING”**

BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex,
and State of New Jersey, as follows:

SECTION 1. Chapter 350 of the Borough Code of the Borough of South River, entitled “Zoning”
is hereby amended so as to amend Section 350-8 entitled “General Regulations” so as to add subsection T as set forth as
follows:

§350-8 General Regulations

T. Licensed Cannabis Facilities

- A. Establishment of Terminology. Facilities which are licensed by the State of New Jersey under the NJ Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, and/or its successors, shall, within the Borough of South River, be as either a “licensed non-retail cannabis facility” or licensed retail cannabis facility.

B. A "licensed non-retail cannabis facility" shall be a use operating within the scope of any of the following uses four (4) descriptions:

1. Licensed growing, cultivating, or production of Cannabis including the sale and/or ancillary transport of Cannabis to other cultivators, manufacturers, wholesalers, or off-site retailers;
2. Licensed manufacturing of Cannabis, including purchase and resale of finished or semi-finished Cannabis, the preparation and packaging of Cannabis products, and also including the sale and/or ancillary transport of Cannabis to other manufacturers, wholesalers, or off-site retailers;
3. Licensed wholesale purchase, processing, storage, packaging, re-packaging and sale of Cannabis to off-site retailers;
4. Licensed cannabis distributors, engaged in bulk transportation from cultivator to cultivator, or from licensed establishment to licensed establishment;
5. The term "licensed non-retail cannabis facility" shall by definition exclude any facility or use containing retail sales of cannabis or cannabis-containing products such as food ingredients, candy, lotions, oils, resins, or any other cannabis by-products of any kind to consumers, customers, households, or individual users of cannabis.
6. The term "licensed retail cannabis facility" shall be established by definition to include any licensed facility or use containing retail sales of cannabis or cannabis-containing products such as food ingredients, candy, lotions, oils, resins, or any other cannabis by-products of any kind to consumers, customers, households, or individual users of cannabis.

C. Licensure. Licensure described hereinabove shall refer to all required licenses issued by the State of New Jersey under the NJ Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, and/or its successors. Any facility not possessing a valid and current license for any activity under that Act shall not be considered a licensed facility and

shall thereby be excluded by definition from the term, licensed non-retail cannabis Facility and/or licensed retail cannabis facility.

D. License Application Prerequisite for Development Application.

(a) A developer proposing to operate a licensed non-retail cannabis facility or a licensed retail cannabis facility may file an application for development with the Borough of South River only after either;

1. Having filed an application for Class 1 through Class 5 personal use business cannabis license with the State of New Jersey, or;
2. Having been granted a Class 1 through Class 5 personal use cannabis license from the State of New Jersey, applicable to the specific use(s) proposed.

When an application for development has been submitted to the Borough of South River for a proposed licensed non-retail cannabis facility or licensed retail cannabis facility which has a license application pending with the State of New Jersey as described hereinabove, the Borough of South River shall condition all development approval(s) upon obtaining said license(s). No occupancy may occur, nor may any facility begin operation until all required licenses for such use are obtained from the State of New Jersey and from the Borough of South River.

E. Duty to Maintain Compliance. A licensed non-retail cannabis facility or licensed retail cannabis facility established pursuant to this sub-section shall, at all times, operate in complete compliance with the terms and conditions of its license(s) issued by the State of New Jersey, as well as all terms and conditions of all municipal approvals, permits and certificates issued by the Borough of South River.

F. Abandonment. If a licensed non-retail cannabis facility licensed retail cannabis facility has been inactive or unoccupied by the licensee for 6 months or more, or if the required licenses issued by the State of New Jersey become suspended, revoked or expired, the zoning approval for said premises shall be considered extinguished. The Zoning Officer shall issue a notice of suspension to the licensee and to the owner of the property. Any subsequent application for use or occupancy of the premises as a licensed non-retail cannabis facility or licensed retail

cannabis facility, including re-occupation by the previous licensee, shall be referred to the original board of jurisdiction for modification or extension of the original zoning approval.

- G. Enabling Authority. The requirements of this Ordinance are subject to the enabling authority of the State of New Jersey and are subject to compliance with all statutes and/or regulations adopted by the State of New Jersey or its instrumentalities. If any provision of this Ordinance is inconsistent with the statutes and/or regulations of the State of New Jersey, the State statutes and/or regulations shall govern.

H. Zoning Districts.

1. A licensed nonretail cannabis facility shall only be a permitted use in the following non-residential districts:

- a. B-1 Local Business Districts
- b. B-2 General Business District
- c. LI Light Industrial District

2. A licensed cannabis retail facility shall only be permitted in the following three (3) types of locations:

- a. Any lot which is both within the B-2 General Business District; and also within 400' of Old Bridge Turnpike/County Route 527, as measured from the centerline of the road (Old Bridge Turnpike) to the nearest point on the lot.
- b. Any lot which is both within the B-2 General Business District; and also within 500' of State Highway Route 18, as measured from the centerline of the road (Route 18) to the nearest point on the lot.
- c. Any lot which has both frontage on Water/Causeway Street(s) and which is also within 800' of the intersection Water Street and Main Street as measured from the centerline of the Main Street to the nearest point on the subject lot. This subsection shall not include any lot with frontage on Main Street.
- d. For any other location that does not satisfy both the Zoning, street location, and/or roadway proximity requirements listed hereinabove; a proposed licensed retail cannabis facility at that location shall be considered an expressly prohibited use.

- I. Development Requirements. The following additional requirements shall be in effect for all applications for development involving a licensed non-retail cannabis facility or licensed retail cannabis facility, regardless of the zoning district in which the facility is proposed:

1. Site Plan review and approval shall be required for all proposed cannabis facilities of any term or type.
2. Following site plan approval, and compliance with all conditions therein, the operator must obtain A Certificate/Permit of Zoning Compliance from the Zoning Officer before commencement of activity on the premises.
3. No outdoor growing, processing or sales shall be permitted. All activities shall occur inside an enclosed and permanent building. No production or sales shall be permitted in any vehicle, shipping container, trailer, or movable or mobile structure.
4. A licensed non-retail cannabis facility or licensed retail cannabis facility shall not be part of a home office or home occupation.
5. The bulk, parking, landscaping, performance standards, and signage requirements of the zoning district wherein the facility is proposed shall remain in effect.
6. One (1) loading space shall be required for each facility. All other loading design requirements shall remain in effect.
7. Parking requirements for manufacturing, growing and wholesaling spaces shall be based on the standards for manufacturing uses found in §350-27: Off-street Parking Requirements. **Parking requirements for retail sales spaces shall be based on the standards for retail uses found in § 350-27: Off-street parking requirements.**
8. Any licensed non-retail cannabis facility used for the cultivation or production of Cannabis shall provide a fire suppression system to comply with the standards set forth by the Borough Fire Official.
9. No licensed non-retail cannabis facility or licensed retail cannabis facility shall be permitted to hold on the premises a physical reserve of cash, currency, or other monies in an amount exceeding five-thousand dollars (\$5,000.00.)
10. Licensed retail cannabis facilities shall be designed with a floorplan and elevation plan to comply with all applicable state regulations. The facility shall be designed to allow safe storage of retail products and to facilitate secure product loading and deliveries. A lobby area no smaller than 150 SF shall be provided upon initial entry into the facility. The lobby

shall be separated from the retail sales space with a wall, screen, railing, or similar barrier. The lobby area shall be designed for employees to verify customer eligibility for purchase and to collect any additional buyer information required by state law. The lobby shall lead through a secure access door or opening to the retail sales floor where all sales shall occur. If any element of this subsection conflicts with state design regulations for licensed retail cannabis facilities, the state design regulations shall supersede and apply. Submission of floorplans and building elevations shall be a required element of any application for development to the Borough of South River.

11. All applications for development shall require submission of a written operations and safety plan detailing policies and procedures for the following items:
 - a. Building, site, product and employee security. Security protocols shall be submitted to the South River Police Department for review with all safety and security standards established by the State of New Jersey for the use. The South River Police Department may, at their discretion and upon review of the proposed location, recommend or require additional safety and security measures.
 - b. Fire/EMS response.
 - c. Disposal of faulty product or unused Cannabis material
 - d. Safety and storage details regarding any flammable materials, chemicals or fertilizers that may be part of growing or manufacturing process, or any other environmental hazards or materials that may be present at the facility.
 - e. Ventilation details for the cultivation systems, including indoor/outdoor air quality.
 - f. The building shall be equipped with a ventilation or other system sufficient in type and capacity to prevent cannabis odors from emanating from the interior of the premises. The ventilation system must be approved by the Borough Health Officer and Building Department and may be subject to periodic inspection.
 - g. Outside generators, pumps, fans and other mechanical equipment used for any kind of power supply, cooling or ventilation shall be enclosed and have appropriate

baffles, mufflers, and/or other noise reduction systems to mitigate mechanical noise nuisance.

- h. All applications for development shall require submission of a written report to demonstrate that the Borough electrical and water supply systems have adequate conveyance capacity to supply the operation, and detailing how waste water from the production process will be discharged into the appropriate the municipal sewer system, in accordance with all applicable water quality, treatment or other standards that may apply.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. After introduction of this ordinance, the Borough Clerk shall send a copy of this ordinance to the Consolidated Land Use Board for its review and comment pursuant to N.J.S.A. 40:55D-64. The Borough shall send a copy of the ordinance to the Middlesex County Planning Board pursuant to N.J.S.A. 40:55D-16.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

Council President Ciulla motioned to waive the full reading; seconded by Councilwoman Balazs. All in Favor. The Clerk read Ordinance 2025-04 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-04 only.

Edwin Paredes, 64 Whitehead Avenue, has questions regarding sections C and D and Borough Attorney Wyatt answers.

Father Garretson, 153 Kamm Avenue, is not in favor of this ordinance

Nadia Naumczyk, 42 Colin Drive, would like clarification on who voted on ordinance 2025-2 and would like to know how much money the borough is expected to make and Councilman DeSantis answers.

Sal Cuiccio, 104 OBT, still in favor of these ordinances and explains how dispensaries work and speaks on the positive effects of cannabis.

Stella Fitzpatrick, 44 Colin Drive, speaks on the effects cannabis can have and how addictive it is.

Shari Garretson, 153 Kamm Avenue, states that Englishtown has 5 dispensaries and that is why they have made a lot of money.

Being no public came forth, Council President Ciulla motioned to close public hearing of said Ordinance; seconded by Councilman Dziemian. All in Favor.

Mayor Guindi states this ordinance will be voted on at the next council meeting, so the Land Use Board has more time to review the ordinance. Council President Ciulla motioned to move the ordinance to the next council meeting; seconded by Councilwoman Balazs. All in favor.

ORDINANCES – FIRST READING BY TITLE ONLY

The Borough Clerk read Ordinance 2025-05 by title only.

ORDINANCE 2025-05

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK FOR CALENDAR YEAR 2025

WHEREAS, the Local Government CAP Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriation, subject to certain exceptions; and

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and

WHEREAS, the Mayor and Borough Council of the Borough of South River in the County of Middlesex finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

WHEREAS, the Mayor and Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$511,267.86 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and

WHEREAS, the Mayor and Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Mayor and Borough Council shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$511,267.86 and that the CY 2025 municipal budget for the Borough of South River be approved and adopted in accordance with this ordinance.

BE IT FURTHER ORDAINED that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriations in either of the next two succeeding years.

BE IT FURTHER ORDAINED that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction.

BE IT FURTHER ORDAINED that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with the said Director within 5 days after such adoption.

This Ordinance shall take effect after final passage, adoption, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on February 3rd, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24th day of February, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

The Borough Clerk read Ordinance 2025-06 by title only.

ORDINANCE 2025-06

AN ORDINANCE AUTHORIZING VARIOUS FEDERAL HOUSING AND COMMUNITY DEVELOPMENT GRANT IMPROVEMENTS AND EQUIPMENT LOCATED IN THE BOROUGH OF SOUTH RIVER IN THE COUNTY OF MIDDLESEX, NEW JERSEY

Be it ordained by the Mayor and Borough Council of the Borough of South River in the County of Middlesex of the State of New Jersey, as follows:

Section 1. That pursuant of the applicable statutes of the State of New Jersey, there is hereby authorized:

- i. Grekowski Park, Public Safety Improvements, \$31,841.00;
- ii. Public Safety Improvements to Improve Visibility at 4-way Intersections, \$50,000.00;

Section 2. That the sum of eighty-one thousand eight hundred forty-one dollars and nine cents (\$81,841.00) and the same is hereby appropriated for the purposes stated in Section 1 therefore and that the prior Capital Budget is hereby amended to provide for said appropriation.

Section 3. That there is presently available Federal Housing and Community Development Act funds in the amount of eighty one thousand eight hundred forty one dollars and nine cents (\$81,841.00), which sum is hereby appropriated for the purpose described in Section 1 thereof.

Section 4. This Ordinance shall take effect after the first publication thereof after final passage and approval in the manner provided by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on February 3rd, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24th day of February, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

The Borough Clerk read Ordinance 2025-07 by title only.

ORDINANCE 2025-07

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ADOPTING THE AMENDMENTS TO SUB-AREA 152 OF THE LOWER MAIN STREET REDEVELOPMENT PLAN

WHEREAS, pursuant to Resolution 2016-144, adopted on March 28, 2016, the Borough of South River designated a portion of the Borough consisting of the properties then identified as Block 147 Lots 23, 24, 25, 26, 27, 29, 30, 31, 32; Block 150 Lots 1, 1.01, 2.01, 4, 4.01, 4.03, 5, 6, 6.01, 6.02, 7; Block 151, all lots including Lots 1, 2, 2.01, 3, 4, 4.01, 5, 6, 6.01, 7; Block 152 all lots including Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 8.01, 8.02, 9, 10, 11, 12, 12.01, 13, 14, 15, 16; Block 153, Lots 1, 2, 1.01, 3, 4, 5.01, 5.02, 6, 7; Block 154, all lots including Lots 1, 2, 3, 4, 5, 6, 7; Block 155 all lots including, Lots 1, 3, 4, 5, 6, 6.02, 6.01, 7, 8, 9;; Block 156 all lots including Lots

1, 2, 3, 4, 5, 6, 7.01, 7.02, 8, 8.PT, 9, 10, 11, 11.01; Block 157 all lots including Lots 1, 2, 3, 4, 5, 6, 7, 8, 8.01, 9, 10.01, 10.02, 11, 12, 13, 14.1, 15, 15.1, 16, 17, 18, 18, 19, 20, 21; Block 158, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 30; Block 161, Lots 1, 2, 3, 4, 5, 6, 7, 7.01, 8, 9, 10, 11, 12, 13, 14, 15, 21, 29, 30, 21.01, 21.02; Block 321 Lots 11, 12, 13, 14; Block 325 Lot 1 on the Official Tax Map of the Borough of South River as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on October 16, 2016, the Lower Main Street Redevelopment Area Redevelopment Plan was adopted by the Borough Council; and

WHEREAS, on November 18, 2024, 25 Main Street, LLC, was designated as Redeveloper for Block 152, Lots 2, 3, 4, 5, 13, 14, 15 & 16, subject to the execution of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has requested certain amendments to the Redevelopment Plan, which have been reviewed and approved by the Borough's Planner Henry Bignell, PP, and incorporated into the Amendments to Sub Area 152, dated October 22, 2024 which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Borough Council finds it to be in the best interest of the Borough to adopt the Amendments to Sub Area 152 to the Lower Main Street Redevelopment Plan.

BE IT ORDAINED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, and State of New Jersey, as follows:

SECTION 1. That Amendments to Sub Area 152 to the Lower Main Street Redevelopment Plan prepared by the Borough Planner and dated October 22, 2024 attached hereto and made a part hereof as Exhibit A is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-1 et. seq.

SECTION 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on February 3rd, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 24th day of February, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 2-3-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

DEPARTMENTAL/PROFESSIONAL REPORTS**Borough Engineer Bruce Koch**

- **NJDOT FY 2023 Local Aid Program and NJDOT FY 2024 Local Aid Program**
 - The borough received a \$681,405.00 grant Leonardine Ave. from the OBT to Grand Ave., Prentice Ave., from Willet Ave. to Sheldon Ave., & Beryl St. from Cleveland Ave. to Wilcox.
 - The NJDOT has awarded the Borough a grant in the amount of \$606,980.00 for the Improvements to Darrow Street from Virginia Street to Bright Street, Dailey Street from Ferris Street to John Street and John Street from Colfax Street to George Street.
 - The contractor has put work on hold due to the weather. Leonardine Avenue has been milled and paved. The balance of the roads will be completed in the Spring.
- **NJDOT FY 2023 Local Transportation Projects Grant**
 - The Borough received a \$575,000 grant for the improvements to Albourne Street from Ferris Street to Seppi Avenue, Franklin Street from Wilson Avenue to Pulawski Avenue and Olchaskey Avenue from Kamm Avenue to Prentice Avenue. We are working on the project design.
- **NJDOT FY 2025 Local Aid Program**
 - The Borough received a \$506,913 grant for the following roads:
 - Prentice Avenue from Willett Avenue to Sheldon Avenue;
 - Tice Avenue from the Old Bridge Turnpike to David Street;
 - Cleveland Avenue from Virginia Street to Terminus.
 - We submitted a proposal for our professional services associated with same.
- **2023 Electrical Substation Maintenance**
 - The contractor has completed the testing and maintenance. We processed a second Progress Payment. They are working on the reports which will be submitted to us when completed.
- **NJDEP Stormwater Assistance Grant Application**
 - Our survey department has completed the work on the current phase of the project.

Chief Financial Officer Joseph Zanga

- Speaks on resolutions 2025-70, 2025-71, and 2025-80.

DPW Director Adriano Soares

- The calendars are available for pick up at 48 Washington Street, 55 Reid Street, and the library.
- DPW will be closed on 2/17.

Police Chief Mark Tinitigan

- No report

Fire Chief William Smith

- 40 alarms for January.
- Thank you to all departments who assisted with the recent structure fire.
- Engine 2 is out of service.
- Volunteers are always needed.

Borough Clerk Alyssa Hager

- No report

Borough Attorney Andrea Wyatt

- No report

Business Administrator Londensky

- Speaks on resolutions 2025-73 and 2025-74.
- Speaks on the watermain regarding the Environmental inspections at the I-Bank.

COUNCIL LIAISON REPORTS**Councilman DeSantis**

- Spring sport registration is now open.
- Tennis instructors are still needed.
- The next recreation meeting is 2/10.
- Recreation will be closed on 2/7 for a Cheerleading event.

Councilman Gurchensky

- OOA will be closed on 2/17.
- February is National Heart Month. Wear red.
- Calendars are available at the OOA.
- AARP has a tax service at the East Brunswick Library, North Brunswick Senior Center, and Old Bridge Library.

Council President Ciulla

- Gives EDC update.

Councilman Giannakopoulos

- Speaks on an environmental event by the Shade Tree Commission on 4/26.

Councilman Dziemian

- Electric companies are going around trimming trees around telephone lines.

Councilwoman Balazs

- The tax services at East Brunswick are only on Mondays and Wednesdays.
- BOH rabies clinic will be on 3/29 at the DPW yard. The late fee has been waived to 4/1.

- Please visit the library website for all activities.
- Speaks on a facebook post, there will not be any apartments by the substation on Willett Avenue.

Mayor Guindi

- No report

PUBLIC COMMENT

Mayor Guindi opened the floor for Public Comment.

Shari Garretson, 153 Kamm Avenue, speaks on the negative effects of synthetic turf. It can have negative effects on your health and the environment along with it ultimately not being a cheaper option. Ms. Garretson speaks on some communities that have fought against having turf fields in their town.

Nadia Naumczyk, 42 Colin Drive, speaks on the 4th of July fireworks being in August. Councilwoman Balazs answers and states due to weather conditions in July, they were moved to August and being renamed as End of Summer fireworks.

Stella Fitzpatrick, 44 Colin Drive, suggests possibly putting a dog park off Leonardine Avenue. Ms. Fitzpatrick speaks on how New Jersey is a lot darker than New York. Ms. Fitzpatrick speaks on small business loans and Council President Ciulla makes a comment regarding the EDC.

Emily Grasso, 13 Darrow Street, speaks on an event with the Shade Tree Commission at Dailey's Pond on 4/26.

Joe Donato, 30 Dailey Street, speaks on the Main Street project and states there is a clerical error in ordinance 2025-7. Mr. Donato states he has been double billed for his electric.

Being that no one else came forward for public comment, Mayor Guindi requested motion to close. Councilman Ciulla motioned to close; seconded by Councilwoman Balazs. All in Favor.

MAYORAL APPOINTMENTS

- Land Use Board – Brian Almeida, Alternate 2

CONSENT RESOLUTIONS 2025-69 TO 2025-84

WHEREAS RESOLUTION 2025-01 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.

The Borough Clerk read the resolution titles on the consent agenda.

RESOLUTION 2025-69 RESOLUTION AUTHORIZING APPROPRIATION RESERVE TRANSFERS WITHIN THE 2024 BUDGET DURING THE FIRST THREE MONTHS OF THE FOLLOWING YEAR

WHEREAS, 2024 bills and claims have been presented for payment this year, which was more than was anticipated on the financial records at year end; and

WHEREAS, N.J.S.A. 40A:4-59 provides that all unexpended balances carried forward after the close of the year are available, until lapsed at the close of the succeeding year, to meet specific claims, commitments, or contracts incurred during the preceding fiscal year, and allow transfers to be made from unexpended balances which are expected to be insufficient during the first three months of the succeeding year;

February 3, 2025 Council Regular Meeting Minutes- APPROVED 2/24/25

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, State of New Jersey that the transfers be made between the 2024 Budget Appropriation, as follows:

CURRENT FUND

Police- Salaries and Wages	Amount From: \$10,000.00	Amount to:
Police – Other Expenses		\$10,000.00

WATER UTILITY OPERATING FUND

Other Expenses:		
Operating	\$25,500.00	
Purchasing of Water	\$ 3,500.00	
Other Expenses- Professional Services		\$29,000.00

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Chief Financial Officer and the Auditor of the Borough of South River.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2025-70
RESOLUTION AUTHORIZING THE PURCHASE OF POLICE VEHICLE**

WHEREAS, there still exists the need to acquire one (1) new Police Vehicle by the Borough of South River in the County of Middlesex of the State of New Jersey; and

WHEREAS, the Borough of South River is a member of the Educational Services Commission of New Jersey under contract 23/24-11; and

WHEREAS, the Borough of South River previously authorized the purchase of police vehicles in resolution 2024-90; and

WHEREAS, Mall Chevrolet could not complete the order; and

WHEREAS, Hessert Chevrolet, located in Cherry Hill, NJ is an authorized dealer of Police vehicles under the Educational Services Commission of New Jersey; and

WHEREAS, the Chief Financial Officer of the Borough of South River has advised that funds are available in accounts 4-01-26-317-201 for the purchase of one (1) new vehicle; and

WHEREAS, this contract is awarded without competitive bidding pursuant to the provision of N.J.S.A. 40A:11-11(5) \$55,885.95 for the purchase of one (1) new vehicle to Hessert Chevrolet; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey that the appropriate Borough Officials are hereby authorized to sign those documents necessary for the purchase of one (1) 2024 Silverado from:

Hessert Chevrolet
75 Haddonfield Rd.
Cherry Hill, NJ 08034

BE IT FURTHER RESOLVED that said resolution is now of record and on file in the Office of the Borough Clerk and available for public inspection.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-71

RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF A SYNTHETIC FIELD FOR GREKOSKI PARK

WHEREAS, there exists a need to purchase and install a synthetic field by the Borough of South River in the County of Middlesex of the State of New Jersey at Grekoski Park; and

WHEREAS, the Borough of South River is a member of the Bergen County Cooperative Pricing System under contract 24-04; and

WHEREAS, Applied Landscape Technologies is the authorized vendor of synthetic field and installation under the Bergen County Cooperative Pricing System; and

WHEREAS, the Chief Financial Officer of the Borough has advised that funds are available in account 5-01-44-901-213; and

WHEREAS, this contract is awarded without competitive bidding pursuant to the provision of *NJSA 40A:11-11(5)* in the amount of \$551,320.35 to Applied Landscape Technologies; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River, in the County of Middlesex and the State of New Jersey that the appropriate Officials are hereby authorized to sign those documents necessary to purchase and install of a synthetic field for Grekoski Park.

BE IT FURTHER RESOLVED that said resolution is now of record and on file in the Office of the Borough Clerk and available for public inspection.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-72

RESOLUTION AUTHORIZING THE APPOINTMENT OF JOHN KENNEY AS ACTING LIEUTENANT

WHEREAS, pursuant to Chapter 72 of the Borough Code entitled "Department of Public Safety", the Chief of Police may designate a Sergeant to assume the duties and responsibilities of a Lieutenant in the absence of such officer, in order to maintain the efficiency of the Department; and

WHEREAS, the Chief of Police seeks to designate Sgt. John Kenney to serve temporarily as Acting Lieutenant of the Department, effective January 27, 2025.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex, State of New Jersey, that Sgt. John Kenney is hereby appointed to serve temporarily as Acting Lieutenant effective January 27, 2025 as set forth herein

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-73

RESOLUTION AUTHORIZING THE BOROUGH OF SOUTH RIVER TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF EAST BRUNSWICK FOR VARIOUS SERVICES

WHEREAS, the Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes the Borough of South River to enter into a contract for the provision of certain governmental services with the Township of East Brunswick; and

WHEREAS, N.J.S.A. 40A:65-5 requires such a contract to be authorized by resolution; and

WHEREAS, the Township and the Borough will share specialized equipment and skilled staff as needed between the parties; and

WHEREAS, the Borough and the Township shall pay the hourly rates for the employees and equipment used; and

WHEREAS, it is the desire of the governing body to authorize the execution of a Shared Services Agreement with the Township of East Brunswick for various specialized equipment and skilled staff.

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

1. That the governing body does hereby authorize the execution of a Shared Service Agreement with the Township of East Brunswick and the Borough of South River for the sharing of skilled staff and specialized equipment for a term of five years. A copy of the agreement is attached hereto as Schedule A.
2. That the Mayor and the Borough Clerk of the Borough of South River are hereby authorized to execute and attest, respectively, a Shared Services Agreement with the Township of East Brunswick and any other documents necessary to effectuate the terms of this resolution.

3. The term of this Shared Services Agreement shall be commence on the date of full execution and continue for 5 years thereafter.
4. That a copy of the agreement shall be kept on file and made available for public inspection at the Borough Clerk's Office during normal business hours.
5. That a certified copy of this resolution be forwarded to the Township Administrator, the Chief Financial Officer and the Township of East Brunswick.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-74

RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING EXECUTION OF THE MIDDLESEX COUNTY PUBLIC HEALTH SERVICES INTERLOCAL AGREEMENT WITH THE BOROUGH OF SOUTH RIVER

WHEREAS, there exists the need for the services of an agency to provide various public health services for the Borough of South River, in the County of Middlesex and the State of New Jersey; and

WHEREAS, the Interlocal Services Act (N.J.S.A. 40:8A-1 et seq.) permits the entering into a contract with any other local unit of the State without competitive bidding; and

WHEREAS, the Chief Financial Officer of the Borough of South River has certified that funds in the amount of \$74,427.84 for the awarding of the said contract described herein are to be made available in the 2025 municipal budget under budget code 5-01-27-331-211.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey as follows:

1. The Mayor and the Borough Clerk are hereby authorized to execute an agreement with:
County of Middlesex
County Administration Building
75 Bayard Street
New Brunswick, NJ 08901

to provide various public health services;

2. This contract is awarded as an interlocal service agreement under the provision of the Interlocal Services Act (N.J.S.A.40:8A-1 et seq.) since this contract is for services performed by another unit of the State which is authorized to render said services within its jurisdiction;

3. Said contract is now of record and on file in the Office of the Borough Clerk for public inspection.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-75
RESOLUTION AUTHORIZING THE PERSON-TO-PERSON TRANSFER APPLICATION OF PLENARY RETAIL
CONSUMPTION LICENSE 1223-33-006-006 FROM OCTARA, LLC TO CORNIEL, LLC

WHEREAS, an application has been filed for a person-to-person transfer of Plenary Retail Consumption License 1223-33-006-006, heretofore issued to Corniel, LLC for premises located at 32 Main Street, South River, New Jersey 08882; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the Borough of South River Mayor and Council do hereby approve, effective February 3, 2025, the transfer of the aforesaid Plenary Retail Consumption License to Corniel, LLC and does hereby direct the Municipal Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Corniel, LLC, effective February 3, 2025)."

BE IT FURTHER RESOLVED that copies of this Resolution are provided to the applicant of transfer and the State of New Jersey Alcoholic Beverage Control

February 3, 2025 Council Regular Meeting Minutes- APPROVED 2/24/25

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-76

RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 25 MAIN STREET, LLC

WHEREAS, pursuant to Resolution 2016-144, adopted on March 28, 2016, the Borough of South River designated a portion of the Borough, including Area Sub-152, consisting of Block 152, including Lots 1, 1.01, 2, 3, 4, 5, 6, 7, 7.01, 8.01, 8.02, 9, 10, 11, 12, 12.01, 13, 14, 15, 16, on the Official Tax Map of the Borough of South River as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, 25 Main Street, LLC is the owner of property located within Sub-152 designated as Block 152, Lots 2, 3, 4, 5, 13, 14, 15 & 16 (the "Project Area"); and

WHEREAS, the Borough Council desires to designate 25 Main Street, LLC as the Redeveloper for the Project Area and authorize the execution of a Redevelopment Agreement, attached hereto as Schedule A.

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

1. That 25 Main Street, LLC is hereby designated as the Redeveloper for property located at Block 152, Lots 2, 3, 4, 5, 13, 14, 15 & 16, subject to the execution of the Redevelopment Agreement, attached hereto as Schedule A.

2. That the Mayor is authorized to execute and Borough Clerk to attest to the Redevelopment Agreement, with 25 Main Street, LLC attached hereto as Schedule A.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-77
RESOLUTION AUTHORIZING TITLE 39 MOTOR VEHICLE ENFORCEMENT UPON
REAL PROPERTY KNOWN AS BLOCK 279, Lots 5, 6 7 & 8 IN ACCORDANCE WITH
THE REQUEST OF THE PROPERTY OWNER

WHEREAS, the South River Zoning Board of Adjustment ("Zoning Board") has granted preliminary and final major site plan approval for WH Ventures, LLC/Zargo ("the property owners") to construct a multi unit residential apartment style building, together with related site improvement on Block 279, Lot 5, 6, 7, & 8 ("the property"); and

WHEREAS, the resolution of the Zoning Board approving the property owners to construct the multi unit residential apartment building included a condition requiring the property owners to apply to the Borough of South River for Title 39 jurisdiction over the property; and

WHEREAS, the property owners filed a written request with the Mayor and Council pursuant to N.J.S.A. 39:5A-1, that the provisions of Title 39 of the New Jersey Revised Statutes be made applicable to the property; and

WHEREAS, traffic and safety officials concur with the request in order to regulate traffic from the property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of South River as follows:

1. That the request as herein attached of WH Ventures, LLC/Zargo be accepted to have motor vehicle laws made applicable to their property known located at Block 279, Lot 5, 6, 7, & 8. This request will take effect upon approval of the Commissioner of Transportation as authorized under N.J.S.A. 39:5A-1.

2. That all signs, posts, bolts or other necessary material be installed and paid for by WH Ventures, LLC/Zargo. Work shall be checked by the South River Police Department to ensure that the installation meets State and federal specifications.

3. That upon the adoption of this resolution, the Clerk of Borough of South River is authorized to forward a duly-authenticated copy of it to the Commissioner of Transportation, the South River Police Department and Heilbrunn Pape Law Firm.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-78

ENABLING RESOLUTION APPROVING SUBMISSION OF A GRANT APPLICATION TO THE NJ DEPARTMENT OF ENVIRONMENTAL PROTECTION, GREEN ACRES PROGRAM

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 total funding in the form of a \$750,000.00 matching grant from the State to fund the following project(s): Volunteer Memorial Park Inclusive Playground and Fitness Court at a cost of \$1,485,000.00 (*total project cost*);

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. Peter Guindi or the successor to the Office of Mayor is hereby authorized to:
 - a. make application for 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 \$735,000.00;
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>	X		X			
<i>Councilman DeSantis</i>			X			
<i>Councilman Dziemian</i>			X			
<i>Councilman Giannakopoulos</i>			X			
<i>Councilman Gurchensky</i>		X	X			
<i>Council President Ciulla</i>			X			

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-79

RESOLUTION APPOINTING BRIAN HYSLOP TO THE POSITION OF SERGEANT IN THE SOUTH RIVER POLICE DEPARTMENT

WHEREAS, the position of Sergeant became available due to retirements/promotions; and

WHEREAS, Brian Hyslop has participated, successfully completed and passed all aspects of the promotional testing procedures pursuant to Chapter 72-24 of the Borough Code; and

WHEREAS, Chief of Police Mark E. Tinitigan recommended to the Mayor and Borough Council that Brian Hyslop be promoted to the position of Sergeant in the Police Department of the Borough of South River;

NOW, THEREFORE BE IT RESOLVED that I, Peter S. Guindi, Mayor, with the advice and consent of the Borough Council of the Borough of South River, appoint Brian Hyslop to the position of Sergeant in the South River Police Department, effective February 4, 2025.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2025-80
RESOLUTION REJECTING BIDS FOR UTILITY BILLING SERVICES**

WHEREAS, the Borough has solicited bids for utility billing services; and

WHEREAS, in response to the solicitation, one bid was received by Byram Metering Solutions;

and

WHEREAS, the bid submitted by Bryam Metering Solutions has been rejected due to material defects in its bid response pursuant to N.J.S.A. 40A:11-1 et seq; and

WHEREAS, the governing body seeks to reject the nonconforming bid for billing services.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of South River as follows:

1. That the governing body does hereby reject the bids received on January 23, 2025 pursuant to the Borough's request for bids for Utility billing services.
2. A certified copy of this Resolution shall be provided to the Chief Finance Officer and Borough Administrator.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-81
RESOLUTION ACCEPTING THE BOROUGH OF SOUTH RIVER COUNCIL MEETING MINUTES

BE IT RESOLVED by the Mayor and Council of the Borough of South River that the December 9th, 2024, Regular Meeting Minutes are approved.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-82
RESOLUTION ACCEPTING THE BOROUGH OF SOUTH RIVER COUNCIL MEETING MINUTES

BE IT RESOLVED by the Mayor and Council of the Borough of South River that the January 1, 2025 Reorganization Meeting

February 3, 2025 Council Regular Meeting Minutes- APPROVED 2/24/25

Minutes are approved.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-83
RESOLUTION ACCEPTING THE BOROUGH OF SOUTH RIVER COUNCIL MEETING MINUTES

BE IT RESOLVED by the Mayor and Council of the Borough of South River that the January 13th, 2025, Regular and Executive Session Meeting Minutes are approved.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-84
RESOLUTION APPROVING THE BILLS AND CLAIMS LIST

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey that all bills, claims and statements against the Borough, in the total amount of \$3,908,399.85 and previously paid claims in the amount of \$1,152,715.50 listing attached, have been duly itemized, audited, approved and signed by the proper officers of the Borough, be and the same are hereby ordered paid.

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

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 3, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**Councilman DeSantis abstained from voting on purchase orders 25-00158 and 25-00263.

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

Councilman DeSantis

- Speaks on the structure fire on Reid Street.

Councilwoman Balazs

- Thank you to all firemen.
- Speaks on parking by the schools.
- Please remember to curb your dogs by the school.
- Happy Valentines Day.

Councilman Gurchensky

- Thank you to all public safety officers.
- Please keep looking out for seniors.
- Check smoke alarms.

Councilman Dziemian

- Speaks on the structure fire on Reid Street.

Councilman Giannakopoulos

- Thank you to all first responders.

Council President Ciulla

- The next EDC meeting will be on 2/19.
- The fire department needs volunteers.

- Happy Valentines Day.

Mayor Guindi

- Congrats to Sgt. Hyslop.
- Speaks on the recent structure fire and the volunteers that helped.
- Speaks on ordinance 2025-1.
- The redevelopment project will be where the Bank of America was.
- Speaks on recent break-ins in town. Always call the police.
- Happy Valentines Day.

ADJOURNMENT

Being no further business; Mayor Guindi requested motion to adjourn. Councilman Ciulla motioned to adjourn; seconded by Councilman Dziemian. All in favor. Meeting adjourned at 9:38 pm.

Respectfully submitted,

Alyssa Hager

Alyssa Hager, RMC
Borough Clerk