

REGULAR MEETING MINUTES
JUNE 23, 2025
MAYOR AND BOROUGH COUNCIL
MEETING NO. 9

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 June 23, 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, DPW Director Adriano Soares, Fire Chief William Smith, Borough Attorney Andrea Wyatt, and Borough Engineer Eric Robinson

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.

AGENDA SESSION

- Discussion on Ordinances- BA Londensky, CFO Zanga, and Borough Attorney Wyatt speak on the ordinances on the agenda.

ORDINANCE– SECOND READING & PUBLIC HEARING

ORDINANCE 2025 -17

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 258 ENTITLED “PROPERTY MAINTENANCE”

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 258 of the Borough Code of the Borough of South River, entitled "Property Maintenance" is hereby amended and supplemented so as to add Article X, entitled “Lead Based Paint Inspections for Residential Rental Dwellings” as set forth below:

Article XI- Lead Based Paint Inspections for Residential Rental Dwellings

§258-50 Definitions.

As used in this Section, the following terms shall have the meanings indicated below:

BOROUGH CODE ENFORCEMENT OFFICER

The Borough Code Enforcement Housing Officer or designee.

DUST WIPE SAMPLING

A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development (HUD) and as conducted pursuant to N.J.A.C. 5:28A-2.3.

LEAD ABATEMENT

Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

LEAD ABATEMENT CONTRACTOR

A firm certified by the New Jersey Department of Health to perform lead abatement or interim control work pursuant to N.J.A.C. 5:17.

LEAD ABATEMENT WORKER

An individual certified by the New Jersey Department of Health to perform lead abatement work pursuant to N.J.A.C. 8:62.

LEAD EVALUATION CONTRACTOR

A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

LEAD FREE

A dwelling that has been found to have no outstanding lead-based paint hazards. It does not mean that the dwelling is certified to be lead free.

LEAD INSPECTOR/RISK ASSESSOR

An individual certified by the New Jersey Department of Health to perform lead inspection and risk assessment work pursuant to N.J.A.C. 8:62. This includes the ability to perform dust wipe sampling

LEAD SAFE

A dwelling that has been found to have no outstanding lead-based paint hazards. It does not mean that the dwelling is certified to be lead free.

LEAD-BASED PAINT

Paint or other surface coating material that contains lead in excess of 1.0 milligram per centimeter squared or in excess of 0.5% by weight, or such other level as may be established by federal law.

LEAD-BASED PAINT HAZARD

Any condition that causes exposure to lead from lead-contaminated dust or soil or lead- contaminated paint that is deteriorated or present on surfaces would result in adverse human health effects.

LEAD-FREE CERTIFICATION

The certificate issued in accordance with N.J.A.C. 5:17, which states that there is no lead-based paint or that the dwelling has undergone lead abatement, in accordance with N.J.A.C. 5:17.

LEAD-SAFE CERTIFICATION

The certification issued pursuant to N.J.A.C. 5:28A, which confirms that a periodic lead-based paint inspection was performed, and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance, in accordance with N.J.A.C. 5:28A-2.4.

MUNICIPAL LEAD INSPECTOR

A lead evaluation contractor retained by the Borough.

PERIODIC LEAD-BASED PAINT INSPECTION

The initial inspection of all applicable dwelling units at the earlier of two years from the effective date of P.L. 2021, c. 182 (July 22, 2022) (N.J.S.A. 52:27D-437.6), or tenant turnover and, thereafter, the earlier of three years or upon tenant turnover, consistent with N.J.A.C. 5:28A-2.1, for the purposes of identifying lead-based paint hazards in dwellings subject to this section.

REMEDICATION

Interim controls or lead abatement work undertaken in conformance with this section to address lead-based paint hazards.

TENANT TURNOVER

The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

VISUAL ASSESSMENT

A visual examination for deteriorated paint or visible surface dust, debris, or residue, and as conducted pursuant to N.J.A.C. 5:28A-2.3.

§258-51 Applicability.

All rental single-family, two-family, and multiple dwelling units must be inspected for lead-based paint hazards in accordance with this section except for the following:

- a. Dwellings constructed during or after 1978.
- b. Single-family and two-family seasonal rental dwelling units that are rented for less than six months' duration each year by tenants that do not have consecutive lease renewals.
- c. Dwelling units that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17.
- d. Multiple rental dwelling units constructed prior to 1978 that have been registered with the Department of Community Affairs for at least 10 years and have no outstanding paint violations

§258-52 Lead-Based Paint Inspections.

- a. All applicable inspections shall apply to interior spaces within dwellings. This is interpreted to include any common areas that tenants of a rental dwelling have access to, including hallways and basements, in two-family and multiple dwelling rentals. Dust wipe samplings are required for all lead-based paint inspections.
- b. Initial Inspection. The owner shall have every dwelling unit, as defined under this section, inspected for lead-based paint hazards upon tenant turnover or within two years of the effective date of P.L. 2021, c. 182, July 22, 2022, whichever is sooner.
- c. Subsequent Inspection. After initial inspection, the owner shall have all such dwelling units inspected for lead-based paint hazards every three years or upon tenant turnover after two years. An inspection shall not be required at tenant turnover if it occurs within the two years of a valid lead-safe certification for the dwelling unit.

- d. Every owner of a dwelling unit subject to this section shall be responsible for obtaining the required inspection. The owner is to directly hire and pay for the lead evaluation contractor to conduct the periodic lead-based paint inspections for lead-based paint. Inspections shall be conducted pursuant to N.J.A.C. 5:28A-2.3.
- e. The Code Enforcement Office will provide a list of lead evaluation contractors certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq. to owners who request it.

§258-53 Borough-Facilitated Inspection.

A vendor designated by the Borough to be the Municipal Lead Inspector shall be authorized and empowered to conduct periodic lead-based paint inspections for all applicable rental dwelling units in accordance with N.J.S.A. 52:27D-437.16 and N.J.A.C. 5:28A-1.1 et seq.

- a. Notice of Inspection.
 - 1. Request for an initial lead inspection by a Borough vendor must be submitted in writing by the property owner a minimum of 10 business days' prior to the scheduled date of tenant turnover. It is the responsibility of the property owner to schedule inspections.
 - 2. Request for a Borough vendor inspection must be submitted in writing by the property owner a minimum of 10 business days' prior to the scheduled date of tenant turnover or expiration of the required three-year inspection period.
- b. Inspection Fees.
 - 1. Visual Inspection fees shall be forth in Borough Code §155-19 Chapter 258, Property Maintenance. Additional inspection fees for requested services are set by the Borough vendor contract and shall be provided to the property owner prior to scheduling the inspection.
 - 2. Inspection fees shall not apply if the property owner hires a private lead evaluation contractor who meets the qualifications of the New Jersey Department of Community Affairs.
- c. Every inspection for which the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection and the inspection fees shall be forfeited. If an owner desires to cancel an inspection, a written notice of cancellation must be provided to the vendor pursuant to the vendors requirements.

§258-54 Owner Option to Designate a Private Lead Evaluation Contractor.

A dwelling owner or landlord may hire a private lead evaluation contractor certified to provide lead paint inspection services in accordance with N.J.S.A. 52:27D-437.1 et seq., to conduct lead paint inspections and provide lead-safe or lead-free certificates in lieu of obtaining a Borough-facilitated inspection. Dust wipe samplings are required for all lead-based paint inspections.

§258-55 Lead-Safe Certificate.

If no lead-based paint hazards are identified upon inspection, the licensed lead inspector/risk assessor or contractor shall certify the dwelling as lead-safe on the form prescribed from the Department of Community Affairs.

- a. A lead-safe certificate shall be valid for two years from the date of issuance.
 1. If, during the two-year certification period, a lead evaluation contractor, lead inspector/risk assessor, or a local health department conducts an independent inspection or risk assessment and determines that there is a lead-based paint hazard, the lead-safe certification issued pursuant to this section in accordance with N.J.A.C. 5:28A shall be invalid.
 2. The lead-safe certification shall not exempt the dwelling from any other law that would require a lead inspection/risk assessment.
- b. Filing fee for certifications issued following inspections.
 1. Lead-safe or lead-free certification: \$45 per dwelling unit. This fee shall include \$20 per unit assessment in accordance with N.J.S.A. 52:27D-437.16(h).
 2. Lead-safe or lead-free certifications dated prior to the effective date of Article XI shall be assessed a fee of \$20 per unit in accordance with N.J.S.A. 52:27D-437.16(h).
- c. A copy of the lead-safe certificate shall be filed with the Borough Code Enforcement Officer.

§258-56 Identification of A Lead-Based Paint Hazard.

- a. If lead-based paint hazards are identified upon inspection, the inspector shall notify the Department of Community Affairs for review of the findings, in accordance with the Lead Hazard Control Assistance Act.
- b. If the lead-based paint hazard is identified in an inspection of one of the dwelling units in a building consisting of two or more dwelling units, then the lead contractor shall inspect the remainder of the building's dwelling units, with the exception of those dwelling units that have been certified to be free of lead-based paint or which have a valid lead-safe certification.

§258-57 Responsibility for Remediation of Lead-Based Paint Hazards.

The owner of the dwelling unit shall be responsible for remediation of the lead-based paint hazard. Remediation and any reinspections required following remediation must be conducted consistent with N.J.A.C. 5:28A-2.5. Documentation of such remediation shall be provided to the Borough Code Enforcement Officer.

§258-58 Owner Responsibility.

- a. The owner of the dwelling that is subject to this section shall provide the tenant and Borough evidence of a valid lead-safe certification obtained pursuant to this section at the time of tenant turnover. The owner shall also affix a copy of any such certification as an exhibit to the tenant's lease.
- b. The owner shall notify the Borough in writing to schedule the lead paint hazard inspection.
- c. The owner of a multiple dwelling that is subject to this section shall provide evidence of the most recent tenant turnover, at the time of any cyclical inspection performed pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq.
- d. The owner of a dwelling that is subject to this section shall maintain a record of the lead-safe certification, which shall include the name or names of a unit's tenants, if the inspection was conducted during a period of tenancy.

- e. The owner of any dwelling subject to this section shall inform the Borough Code Enforcement Officer of all tenant turnover activity to ensure any required inspection may be scheduled.
- f. The owner of a dwelling shall provide a copy of this section, and any lead-safe certifications issued pursuant thereto, along with the accompanying guidance document, "Lead-Based Paint in Rental Dwellings," to any prospective owners of the dwelling during a real estate transaction, settlement, or closing.

§258-49 Violations and Penalties.

Any person who violates any provision of this article shall, upon conviction thereof, be punished as provided in Chapter 1, Article I, General Penalty. Each violation of any of the provisions of this article and each day that such violation continues shall be deemed and taken to be a separate and distinct offense.

- a. Pursuant to N.J.S.A. 52:27D-437.6 and N.J.A.C. 5-28A-4.1, the Borough Code Enforcement Officer is authorized to conduct investigations and issue penalties in order to enforce an owner's failure to comply with this section.
- b. A property owner/landlord shall comply with the requirements of P.L. 2021, c. 182, and this section. If a Borough Code Enforcement Officer determines that a property owner has failed to comply with the inspection requirements of this section, the property owner shall be given a thirty-day notice to cure any violation by ordering the necessary inspection or by initiating any required remediation. If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts initiated. Remediation efforts shall be considered to be initiated when the dwelling owner has hired a lead abatement contractor or other qualified party to perform lead hazard control methods.
- c. Any other violation of the provisions of this section shall be subject to a fine of not less than \$50 nor more than \$500 for each offense.

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.

Council President Ciulla motioned to waive the full reading; seconded by Councilwoman Balazs. All in Favor. The Clerk read Ordinance 2025-17 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-17 only.

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

Adopted 6-23-25

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			

ORDINANCE 2025-18

**AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 155 OF THE BOROUGH CODE, ENTITLED "FEES"**

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Borough of South River, County of Middlesex, 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 as supplemented to amend §155-19 entitled Chapter 258, Property Maintenance to read entirely as follows:

§155-19 Chapter 258, Property Maintenance.

A. Article

1. For a certificate of occupancy, residential resale certificate or rental certificate of occupancy for all residential and commercial structures, said fee shall be \$100.00, and if a reinspection is required, an additional fee of \$100.00 for the first reinspection. Said fee shall be paid along with the application, and the reinspection fee shall be paid at the time of the requested reinspection.
2. The fee for additional reinspections after the first reinspection due to continued denial shall be \$125.00.
3. The fee for the fire inspection shall be that which is established in the Uniform Fire Safety Act, set forth in said Act and revised general ordinances of the Borough of South River.

B. Article XI- Lead Based Paint Inspections for Residential Rental Dwellings.

1. Visual Inspection fee shall be \$250.00.
2. Filing fee for certifications issued following inspections:
 - a. Lead-safe or lead-free certification: \$45 per dwelling unit. This fee shall include \$20 per unit assessment in accordance with N.J.S.A. 52:27D-437.16(h).
 - b. Lead-safe or lead-free certifications dated prior to the effective date of Article XI shall be assessed a fee of \$20 per unit in accordance with N.J.S.A. 52:27D-437.16(h).

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.

Councilman Dziemian motioned to waive the full reading; seconded by Council President Ciulla. All in Favor. The Clerk read Ordinance 2025-18 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-18 only.

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

Adopted 6-23-25

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

BOND ORDINANCE 2025-19

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$1,575,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,014,682 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general improvements to be undertaken in and by the Borough of South River, in the County of Middlesex, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$1,575,000, said sum being inclusive of all appropriations heretofore made therefor, including \$506,913 in grant funds expected to be received from the New Jersey Department of Transportation (NJDOT), and the sum of \$53,405 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of budget appropriation and provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$1,014,682, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of (i) the acquisition of a dump truck, pickup truck, leaf vacuum truck and salt shed; (ii) the acquisition of various equipment for the Police Department; (iii) various park improvements; (iv) the acquisition of various equipment for the Fire Department; (v) improvements to various roads within the Borough, including, but not limited to, Prentice Avenue, Tice Avenue and Cleveland Avenue; and (vi) the acquisition of various computer equipment, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$1,014,682, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$1,575,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$1,575,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$53,405 down payment for said purposes, and \$506,913 grant funds expected to be received from the NJDOT for said improvements to Prentice Avenue, Tice Avenue and Cleveland Avenue.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 12.53806 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,014,682 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$209,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Council President Ciulla motioned to waive the full reading; seconded by Councilwoman Balazs. All in Favor. The Clerk read Ordinance 2025-19 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-19 only.

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

Adopted 6-23-25

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman Balazs</i>	X		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			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

BOND ORDINANCE 2025-20

BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO THE WATER TREATMENT, STORAGE AND DISTRIBUTION SYSTEM, APPROPRIATING \$950,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$900,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as Water Utility improvements to be undertaken in and by the Borough of South River, in the County of Middlesex, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$950,000, said sum being inclusive of all appropriations heretofore made therefor, including the sum of \$50,000 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$900,000, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of various improvements to the Borough's water treatment, storage and distribution system, including, but not limited to, water mains, lead and galvanized pipes, valves and hydrants, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$900,000, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$950,000, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$950,000 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$50,000 down payment for said purposes.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as Water Utility improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is twenty (20) years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office

of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$900,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$400,000 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Council President Ciulla motioned to waive the full reading; seconded by Councilman DeSantis. All in Favor. The Clerk read Ordinance 2025-20 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-20 only.

Joe Donato, 30 Dailey Street, would like to know if this ordinance also includes the replacement of water lines and CFO Zanga answers yes.

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

Adopted 6-23-25

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			

Council President Ciulla	X		X			
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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2025-21

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY ADOPTING THE FINANCIAL AGREEMENT UNDER N.J.S.A. 40A:20-1 ET SEQ. AND AUTHORIZING TAX EXEMPTION AND PAYMENT IN LIEU OF TAXES WITH 55 MAIN SR URBAN RENEWAL, LLC

WHEREAS, 55 Main SR Urban Renewal, LLC (the “Entity”) has applied for a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1, *et seq.*, as amended and supplemented, in connection with the development and construction of a four-story mixed-use rental project consisting of 3,133 square feet of commercial/retail space on the first floor and forty-five (45) 2-bedroom units on the second through fourth floors and related improvements (collectively, the “Project”) to be constructed on the site located at Block 515, Lots 1, 2, 2.01, portion of Lot 3, and 7 in the Borough of South River, New Jersey (the “Project”); and

WHEREAS, the Project will be beneficial to the overall community; will achieve the goals and objectives of the Redevelopment Plan; will help revitalize the Redevelopment Area; will improve the quality of life for the community; will serve as a catalyst for further private investment in areas surrounding the Redevelopment Area; will facilitate the productive reuse of land currently in a blighted, stagnant, unproductive and fallow condition; will enhance the economic development of the Borough by alleviating existing blight conditions of the Redevelopment Area; and will further Redevelopment Plan objectives and contribute to the economic growth of the Borough in general and specifically the Redevelopment Area and qualifies as a Redevelopment Project under the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1. *et seq.*; and

WHEREAS, the Borough has determined that the relative benefits of this Project outweigh any costs associated with this tax exemption and that without the tax abatement granted herein, the Project would not be undertake.

NOW THEREFORE, BE IT ORDAINED, by the Borough Council of the Borough of South River, County of Middlesex, and State of New Jersey that:

SECTION 1. The Entity is hereby granted a tax exemption as permitted by the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1. *et seq.*, for the Project. Such exemption shall be triggered by the completion of the Project and shall be structured as specified in the Financial Agreement attached hereto as Exhibit A governing the Project and as follows:

For each of the first ten (10) years from the Annual Service Charge Start Date, the Annual Service Charge shall be equal to ten percent (10%) of Gross Revenue;

For each of the years eleven (11) through seventeen (17) from the Annual Service Charge Date, the Annual Service Charge shall be an amount equal to the greater of ten percent (10%) of annual Gross Revenue or twenty percent (20%) of the amount of taxes otherwise due on the value of the Land and the Improvements.

For each of the years eighteen (18) through twenty-four (24) from the Annual Service Charge Date, the Annual Service Charge shall be an amount equal to the greater of ten percent (10%) of annual Gross Revenue or forty percent (40%) of the amount of taxes otherwise due on the value of the Land and the Improvements.

(iv) For each of the years twenty-five (25) through twenty-seven (27) from the Annual Service Charge Date, the Annual Service Charge shall be an amount equal to the greater of eleven (11%) of annual Gross Revenue or sixty percent (60%) of the amount of taxes otherwise due on the value of the Land and the Improvements;

(v) For each of the years twenty-eight (28) through thirty (30) from the Annual Service Charge Start Date, the Annual Service Charge shall be an amount equal to the greater of twelve percent (12%) of annual Gross Revenue or eighty percent (80%) of the amount of taxes otherwise due on the value of the Land and the Improvements.

SECTION 2. The Borough Council hereby approves the Financial Agreement submitted by 55 Main SR Urban Renewal, LLC pursuant to N.J.S.A. 40A:20-1 et seq. in connection herewith governing the Project.

SECTION 3. That the Mayor is hereby authorized to execute, and the Borough Clerk to attest, to any and all documents that may be necessary to effectuate the terms of this Ordinance.

SECTION 4. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 5. 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 6. 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 2025-21 by title only. Mayor Guindi opened the floor for public hearing of Ordinance 2025-21 only.

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

Adopted 6-23-25

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		X			
<i>Council President Ciulla</i>			X			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCES – FIRST READING BY TITLE ONLY

The Borough Clerk read Ordinance 2025-22 by title only.

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

ORDINANCE 2025-22

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 22 ENTITLED "BOARDS, COMMISSIONS AND AUTHORITIES"

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 22 of the Borough Code of the Borough of South River, entitled "Boards, Commissions, and Authorities" is hereby amended so as to amend Article III entitled "Economic Committees, Boards and Authorities" so as to add the following Sections in its as set forth entirety below:

§22-15 Redevelopment Advisory Committee.

There is created a committee to be known as the "Redevelopment Advisory Committee."

§22-15.1 Membership.

Said Committee shall consist of five members, who shall include one member of the governing body, one member of the South River Land Use Board, two resident members and the Mayor.

§22-15.2 Term.

The term of each member shall be for the calendar year.

§22-15.3 Appointment and Vacancy.

- A. Said members shall be appointed to the Committee by the Mayor.
- B. In the event of a vacancy, the Mayor shall appoint an individual who shall serve for the balance of the term.

§22-15.4 Duties.

The Committee shall

- A. Review redevelopment project proposals for new projects in the Borough;
- B. Meet with potential redevelopers concerning redevelopment project proposals; and
- C. Advise the Governing Body of its recommendations as to various redevelopment proposals and projects.

§22-15.5 Meetings.

The Committee shall meet no less than three times a year and shall conduct other such meetings as may be necessary to review all redevelopment project proposals.

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.

Introduced 6-23-25

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

DEPARTMENTAL/PROFESSIONAL REPORTS

Borough Engineer Justin Cornell

- **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 completed the sanitary sewer repairs. Leonardine Ave has been milled and paved. The contractor is working on milling and paving the remaining roads this week.
- **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 resubmitting the plans and bid documents to the NJDOT for review.
- **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**
 - We closed out the project and are working on a proposal for this year's work.
- **NJDEP Stormwater Assistance Grant Application**
 - Our survey department is currently working on this year's portion of the project.
- **NJDOT Municipal Aid Applications**
 - We are working on the grant application for Mercer Street, Lyons Street, and Michell Avenue.

Chief Financial Officer Joseph Zanga

- Speaks on resolutions 2025-193, 2025-195, 2025-197, 2025-200, and 2025-201

Fire Chief William Smith

- Speaks on resolutions 2025-190 and 2025-191.
- There will be a boot drive on 6/28.
- All vehicles are in service with no issues.

DPW Director Adriano Soares

- There will be a shred even ton 6/28 from 9 am to 12 pm. There is no limit as to what you can bring to shred.
- The DPW office will be closed on 7/4. There will be no bulk pickup.

Borough Clerk Alyssa Hager

- No report

Borough Attorney Andrea Wyatt

- No report

Business Administrator Londensky

- Speaks on resolutions 2025-206 and 2025-212

COUNCIL LIAISON REPORTS

Councilman DeSantis

- Congrats to the 2025 High School class.
- The next BOE meeting will be on 7/24 at 7 pm.
- Speaks on Parks & Recreation. Recreation will be hosting Hoops with Hank every Saturday at Shinefine Park.
- 8/22 will be the end of summer fireworks.

Councilman Gurchensky

- The OOA will be assisting with Real ID on Wednesday, 6/25.

Council President Ciulla

- No report

Councilman Giannakopoulos

- There will be no bulk pick up on 7/4.
- There will be a shred event on 6/28.
- DPW is still working on pot hole repairs.
- Happy 4th of July.

Councilwoman Balazs

- Please visit the library website for all activities.

Mayor Guindi

- No report

PUBLIC COMMENT

Mayor Guindi opened the floor for Public Comment.

Ed Trygar, 44 Ferry St, would like an update on the parking permit plans and would also like clarification on ordinance 2025-22. Mayor Guindi explains.

Barry Brill, 20 Monticello Way, speaks on the closing of Collins Drive

Joe Donato, 30 Dailey St, would like clarification on ordinance 2025-22. Borough Attorney Andrea Wyatt explains.

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.

MAYORAL APPOINTMENTS

- Cultural Arts & Heritage Commission – Sandra DaSilva, Alternate

CONSENT RESOLUTIONS 2025-188 TO 2025-212 (resolution 2025-211 will be read separately)

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 2025-188

RESOLUTION GRANTING RENEWAL TO A PLENARY RETAIL CONSUMPTION LICENSE IN THE BOROUGH OF SOUTH RIVER FOR THE PERIOD OF JULY 1, 2024 TO JUNE 30, 2025

WHEREAS, an application for renewal of a Plenary License has been filed with the Division of Alcoholic Beverage Control Commission through its Online Licensing System and Borough renewal fees have been paid for the period of July 1, 2024 until June 30, 2025; and

WHEREAS, all requirements have been complied with and the Borough Council has determined that no protests have been filed against the granting of the said renewal applications for such plenary license.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of South River, in the County of Middlesex, New Jersey that approval is hereby granted to said applications, subject to the Rules and Regulations of the Alcoholic Beverage Control Commission and Code of the Borough of South River.

BE IT FURTHER RESOLVED that a certified copy of this resolution be filed with the Division of Alcoholic Beverage Control Commission, the applicant for their record purposes, the Beverage Tax Bureau, and the Chief of Police of the Borough of South River.

LICENSE NUMBER:

1223-33-026-007

LICENSEE:

Michael J. Barry
P.O. Box 26
Normandy Beach, NJ 08739

DBA TRADE NAME:

Pocket License

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-189
RESOLUTION GRANTING RENEWAL TO
PLENARY RETAIL, CONSUMPTION AND CLUB LICENSES IN THE BOROUGH
OF SOUTH RIVER FOR THE PERIOD JULY 1, 2025 TO JUNE 30, 2026

WHEREAS, applications for renewal of Plenary Licenses have been filed with the Division of Alcoholic Beverage Control Commission through its Online Licensing System and Borough renewal fees have been paid for the period of July 1, 2025 until June 30, 2026; and

WHEREAS, all requirements have been complied with and the Borough Council has determined that no protests have been filed against the granting of the said renewal application for such plenary license.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of South River, in the County of Middlesex, New Jersey that approval is hereby granted to said applications, subject to the Rules and Regulations of the Alcoholic Beverage Control Commission and Code of the Borough of South River.

BE IT FURTHER RESOLVED that a certified copy of this resolution be filed with the Division of Alcoholic Beverage Control Commission, the applicant for their record purposes, the Beverage Tax Bureau, and the Chief of Police of the Borough of South River.

LICENSE

NUMBER:

1223-33-031-004

LICENSEE:

Acapulco Tropicana Bar LLC
183 Prospect St.
South River, NJ 08882

DBA TRADE NAME

Acapulco Tropicana Bar

1223-44-022-009

South River Spirits N More LLC
Samir Desai
710 Old Bridge Turnpike
South River, NJ 08882

Spirits N More

1223-33-009-008

Campesino Restaurant
Rodizio and Café LLC
12-16 Ferry Street
South River, NJ 08882

Campozino Restaurant
Rodizio and Café

1223-33-002-011

Paulo Santos

Pocket License

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39 Hollander Street
South River, NJ 08882

1223-33-032-006	South River Pub, LLC 66 Main Street South River NJ 08882	South River Pub
1223-32-037-009	Kapp Associates Corp. 216 Old Bridge Turnpike South River, NJ 08882	National Wine and Liquor
1223-44-041-012	Shreeji Ki Krupa Inc. 478 Old Bridge Turnpike South River, NJ 08882	Witty's Liquors
1223-33-004-006	Peach Pit, Inc. Michael Barry P.O. Box 26 Normandy Beach, NJ 08739	Pocket License
1223-31-044-001	Byelorussian American Community Center 284 Whitehead Avenue South River, NJ 08882	Byelorussian American Community Center
1223-31-048-001	Level Club of South River Inc. 120 Old Bridge Turnpike South River, NJ 08882	Level Club
1223-33-026-007	Michael J. Barry P.O. Box 26 Normandy Beach, NJ 08739	Pocket License
1223-33-007-005	RPM 33 LLC 71 Devoe Street South River, NJ 08882	Thirty Three's Tavern

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-190**RESOLUTION AUTHORIZING APPOINTMENT OF THOMAS LUCAS AS A FIREFIGHTER FOR THE SOUTH RIVER FIRE DEPARTMENT RETROACTIVE TO MAY 30, 2025**

I, Peter S. Guindi, with the advice and consent of the Council of the Borough of South River, do hereby appoint Thomas Lucas as a Member of Summit Engine Company, of the South River Fire Department of the Borough of South River retroactive to May 30, 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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-191**AUTHORIZING APPOINTMENT OF JAMES MARIN AS VOLUNTEER FIREFIGHTER TO RELIABLE FIRE COMPANY OF SOUTH RIVER FIRE DEPARTMENT**

I, Peter S. Guindi, Mayor with the advice and consent of the Council of the Borough of South River, do hereby appoint James Marin as a Member of Reliable Fire Company of the South River Fire Department of the Borough of South River effective September 6, 2024.

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 June 23, 2025.

Alyssa Hager, RMC

Municipal Clerk
Borough of South River

RESOLUTION 2025-192
RESOLUTION AWARDING A CONTRACT TO CME ASSOCIATES FOR PROFESSIONAL SERVICES RELATED TO IMPROVEMENTS TO VARIOUS ROADWAYS

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and State of New Jersey that CME Associates is authorized to perform professional engineering services related to Improvements to Various Roadways including Cleveland Avenue, Prentice Avenue, and Tice Avenue, as outlined in the Borough Engineer’s letter dated January 10, 2025, at a cost not to exceed \$129,890.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in account C-06-25-019-205.

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-193

RESOLUTION PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159.P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provided that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

SECTION 1.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of South River hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget under the caption of:

Miscellaneous Revenues
Public and Private Programs offset with appropriations:
Clean Communities Grant \$37,250.52

SECTION 2.

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BE IT FURTHER RESOLVED, that a like sum be hereby appropriated under the caption of:

Operation: Excluded from Cap
Public and Private Programs offset by revenues
Clean Communities Grant \$37,250.52

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-194

**RESOLUTION APPOINTING CONTINUITY OPERATIONS GROUP AS A PROFESSIONAL CONSULTANT TO
PROVIDE GRANT CONSULTANT SERVICES FOR THE FIRE DEPARTMENT AND AUTHORIZING THE
EXECUTION OF AN AGREEMENT WITH CONTINUITY OPERATIONS GROUP**

WHEREAS, there exists a need for a Professional Consultant for the Borough of South River to provide Grant Consulting Services for the Fire Department; and

WHEREAS, Continuity Operations Group has the ability and expertise to perform the services; and

WHEREAS, the governing body desires to appoint Continuity Operations Group, LLC as a professional consultant and authorize the execution of a professional service contract.

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

1. That the governing body does hereby appoint Continuity Operations Group, LLC as a professional consultant to provide Grant Consulting Services for the Borough of South River Fire Department; and
2. That the Mayor and Borough Clerk are authorized to execute and attest to, respectively, an agreement with Continuity Operations Group, LLC in an amount not to exceed \$5,000.00.
3. That the contract and resolution will be made available in the Clerk's office during normal business hours for public inspection
4. That notice of this action shall be printed once in the official newspaper of the Borough of South River.
3. A certified copy of this resolution shall be forwarded to the Chief Financial Officer, Business Administrator and Continuity Operations Group, LLC.

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-195
RESOLUTION AUTHORIZING THE LEASE OF PHOTOCOPYING EQUIPMENT

WHEREAS, there exists a need for a copy machine in the Office on Aging in the Borough of South River; and

WHEREAS, there exists a state contract with a registered vendor known as Kyocera Document Solutions under contract number 24-Food-65011 (M-2075) through which contract municipalities are authorized by law to acquire same without meeting the requirements of the public bidding laws of the State of New Jersey; and

WHEREAS, it is the governing body's desire to lease the aforementioned copy machines from the said state authorized vendor; and

WHEREAS, Kyocera Document Solutions has offered a sixty (60) month fair market value lease which includes parts, labor and supplies (except paper and staples), installation, delivery and training; and

WHEREAS, said lease pricing inclusive of cost per copy is estimated to be \$245.10 per month; and

WHEREAS, the Chief Financial Officer of the Borough has certified the availability of funds in account 5-01-27-332-205 and will also be provided in subsequent years municipal budgets.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River that the appropriate officials be and they are hereby authorized to execute the appropriate documents in order to acquire the aforesaid copy machines from the referenced vendor.

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 June 23, 2025.

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-196

**RESOLUTION AUTHORIZING APPOINTMENT OF AN EMPLOYEE AS SUMMER HELP TO
THE DEPARTMENT OF PUBLIC WORKS**

I, Peter S. Guindi, Mayor, with the advice and consent of the Council of the Borough of South River, do hereby appoint the following to the part-time position of summer help in the Department of Public Works at a rate of \$18.00/per hour;

Karl Nielsen – Start Date 6/24/25

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-197

**RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, NEW
JERSEY APPROVING ELECTRIC DEMAND CHARGE RELIEF FOR NOT-FOR-PROFIT
ORGANIZATIONS WITHIN THE BOROUGH OF SOUTH RIVER AND SOUTH RIVER PUBLIC
SCHOOLS**

WHEREAS, the Borough of South River is desirous of providing electric demand charge relief for not-for-profit organizations residing within the Borough of South River and South River Public Schools; and

WHEREAS, pursuant to the Code of the Borough of South River Chapter 155 entitled “Fees” Section 155-11, Chapter 147, Electrical Connections as amended by Ordinance 2017-4 on March 27, 2017 by the Mayor and Borough Council of the Borough of South River; and

WHEREAS, the Borough has determined that it is in the public interest to approve electric demand charge relief for the terms and conditions set forth herein.

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NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of South River that the electric consumption demand charges for the following not-for-profit organizations, institutions and South River Public Schools are hereby waived for the period July 1, 2025 to September 30, 2025:

<u>Account No.</u>	<u>Organization</u>
999-960-741	Jewish Federation
999-984-820	Byelorussian Community Center
999-884-049	Universal Church
999-001-613	Garden State Christian Church
999-947-992	St. Mary's Church
999-948-025	St. Mary's CYO
999-948-014	St. Mary's School
999-001-223	St. Mary's Community Center
999-001-224	St. Mary's Community Center
999-969-915	Sts. Peter & Paul Church
999-966-109	Corpus Christi Church
999-946-122	Union Baptist Church
999-907-446	Church Jesus Christ Is Lord
999-968-100	Imperial Music Center
999-931-503	Tabernacle Baptist Church
999-973-303	Holy Trinity Episcopal
999-931-382	Conklin Methodist
999-994-181	SR Portuguese Club
999-889-681	Redentor Presbyterian Church
999-962-160	22 David St.
999-904-696	22 David St.
999-852-523	15 Montgomery St.
999-962-149	Elem/Middle
999-005-926	Iglesia Jesucristo Es El Senor
999-007-249	Legacy Church

BE IT FURTHER RESOLVED that the Mayor and/or Borough Administrator, are hereby authorized to execute and/or amend, modify or make such necessary changes to the electric demand charges and any other agreements or documents necessary to effectuate this resolution.

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

RESOLUTION 2025-198

RESOLUTION AUTHORIZING CONDITIONAL APPOINTMENT OF POLICE OFFICER JAMES T. DEL GROSSO TO THE BOROUGH OF SOUTH RIVER POLICE DEPARTMENT

WHEREAS, the Borough of South River Police Department interviewed candidates for the opening of a Police Officer position; and

WHEREAS, the South River Police Chief, Mark Tinitigan, recommends James T. Del Grosso for said Police Officer position pending successful completion of a comprehensive medical and psychological exams as well as the mandatory substance abuse test; and

WHEREAS, the Borough of South River Mayor and Council desire to appoint James T. Del Grosso as a Borough of South River Police Officer.

NOW, THEREFORE, BE IT RESOLVED, the Borough of South River Mayor and Council, do hereby authorize the appointment of James T. Del Grosso as Police Officer of the Borough of South River Police Department to be paid an annum salary pursuant to the South River Police Department current contract and the effective start date is June 30, 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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-199

RESOLUTION AWARDING A CONTRACT TO CME ASSOCIATES FOR PROFESSIONAL SERVICES
RELATED TO VOLUNTEER MEMORIAL PARK INCLUSIVE PLAYGROUND

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and State of New Jersey that CME Associates is authorized to perform professional engineering services to prepare a Preliminary Assessment Report (PAR) related to Volunteer Memorial Park Inclusive Playground, as outlined in the Borough Engineer’s letter dated May 14, 2025, at a cost not to exceed \$7,650.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in account 5-01-44-901-213.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
---------	--------	-----	------	------	---------	--------

Councilwoman Balazs	X		X			
Councilman DeSantis			X			
Councilman Dziemian						X
Councilman Giannakopoulos			X			
Councilman Gurchensky		X	X			
Council President Ciulla			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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-200
AUTHORIZING THE PURCHASE OF A BUCKET TRUCK

WHEREAS, there exists a need to purchase a Bucket Truck for the Borough of South River Electric Utility Department in the County of Middlesex of the State of New Jersey; and

WHEREAS, there exists a National Cooperative Purchasing contract with a registered vendor known as ALTEC Industries, Inc. under Sourcewell contract number 110421-Alt through which contract municipalities are authorized by law to acquire same without meeting the requirements of the public bidding laws of the State of New Jersey; and

WHEREAS, it is the Governing Body's desire to purchase a Bucket Truck from ALTEC Industries, Inc. the said National Cooperative authorized vendor, as per quote #1696639-5 in the amount of \$326,952.00; and

WHEREAS, the Chief Financial Officer of the Borough has advised that funds are available for the purchase of a bucket truck in account 5-03-55-512-211; 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 execute the appropriate documents in order to acquire the aforesaid Bucket Truck from the above referenced vendor.

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
Councilwoman Balazs	X		X			
Councilman DeSantis			X			
Councilman Dziemian						X
Councilman Giannakopoulos			X			
Councilman Gurchensky		X	X			
Council President Ciulla			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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-201

RESOLUTION PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159.P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provided that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for an equal amount.

SECTION 1.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of South River hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget under the caption of:

Miscellaneous Revenues

Public and Private Programs offset with appropriations:

State of New Jersey:

Department of Environmental Protection:

Green Acres Program \$750,000.00

SECTION 2.

BE IT FURTHER RESOLVED, that a like sum be hereby appropriated under the caption of:

Operation: Excluded from Cap

Public and Private Programs offset by revenues

State of New Jersey:

Department of Environmental Protection:

Green Acres Program \$750,000.00

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 June 23, 2025.

Alyssa Hager, RMC
Municipal Clerk

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

RESOLUTION 2025-202
PROPERTY TAX REFUND

WHEREAS, The following property listed below applied for tax exempt status under the provisions for a totally disabled veteran status in accordance with N.J.S.A. 54:4-3.30et seq, and

WHEREAS, the Tax Assessor reviewed and approved the application for the remainder of the 2025 tax year and the 2026 tax year for Corey Shane Debord, and

WHEREAS, the Tax Collector is recommending a refund of taxes for the 3rd and 4th quarter 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of South River, County of Middlesex, State of New Jersey that the Tax Collector refund taxes for the 3rd and 4th quarter 2025 in accordance with the following schedule:

<u>Block</u>	<u>Lot</u>	<u>Property Location:</u>	<u>Amount</u>
103	6	Corey Shane Debord 156 George Street South River NJ 08882	\$3676.13 (estimate based on 2024 amounts)

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-203
PROPERTY TAX REFUND

WHEREAS, The following property listed below applied for tax exempt status under the provisions for a totally disabled veteran status in accordance with N.J.S.A. 54:4-3.30et seq, and

WHEREAS, the Tax Assessor reviewed and approved the application for the remainder of the 2025 tax year and the 2026 tax year for Steven Silva, and

WHEREAS, the Tax Collector is recommending a refund of taxes for the 3rd and 4th quarter 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of South River, County of Middlesex, State of New Jersey that the Tax Collector refund taxes for the 3rd and 4th quarter 2025 in accordance with the following schedule:

<u>Block</u>	<u>Lot</u>	<u>Property Location:</u>	<u>Amount</u>
253.01	11	Steven Silva 10 Southside Avenue South River NJ 08882	\$3521.38 (estimate based on 2024 amounts)

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-204

RESOLUTION AUTHORIZING THE VFW A SPECIAL EVENTS PERMIT FOR AN EVENT THAT WAS HELD ON JUNE 22, 2025

WHEREAS, the VFW, located at 31 Reid Street, South River New Jersey, had applied for a Special Events Permit on June 10, 2025, for a Food Truck Festival that was held at 31 Reid Street, South River for Sunday, June 22, 2025, from 12:00 p.m. to 5:00 p.m.; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Borough Council of the Borough of South River that the application of the VFW for a Food Truck Festival that was held at 31 Reid Street, South River on Sunday, June 22, 2025, from 12:00 p.m. to 5:00 p.m. is hereby 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 June 23, 2025

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-205
RESOLUTION AUTHORIZING THE WAIVER OF A SPECIAL EVENT PERMIT FEE

WHEREAS, the VFW has recommended that the requirements of Borough Code Chapter 288A entitled "Special Events" be waived during the Food Truck Festival event that was held on Sunday June 22, 2025, from 12:00 p.m. to 5:00 p.m.; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that the said waiver of requirements of Chapter 288A is hereby 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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-206
RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE COUNTY
OF MIDDLESEX FOR A CONSERVATION MANAGEMENT AGREEMENT FOR THE SOUTH
RIVER WATERFRONT

WHEREAS, the COUNTY has acquired a tract of land of approximately 37.36 acres or situated in the BOROUGH of South River, COUNTY of Middlesex, and State of New Jersey and currently designated on the South River BOROUGH tax map as tax block 369, lot 1, tax block 373, lot 1, block 374, lot 1 and block 375, lot 1 known as the South River Waterfront, located on Whitehead Road adjacent to Edward A. Grekoski Park (the "Preservation Area"); and

WHEREAS, the Preservation Area was acquired by the COUNTY in accordance with the Open Space Recreation and Farmland and Historic Preservation Act and the Middlesex County Open Space Plan (hereinafter referred to as "MCOSP") for the purpose of the preservation and conservation of open space; and

WHEREAS, the Preservation Area contains lands consisting of approximately 34.86 acres; and

WHEREAS, the Preservation Area is subject to Green Acres Restrictions as provided at N.J.S.A. 13:8C-1, et seq. and N.J.A.C. 7:36, as may be amended and supplemented; and

WHEREAS, the BOROUGH has offered to accept responsibility for security, liability, management and enforcement of the aforesaid Deed Restrictions and enforcement of COUNTY Park rules and regulations not inconsistent with the Deed Restrictions; and

WHEREAS, the Preservation Area will continue to be used for and open to the public consistent with the Deed Restrictions and rules and regulations of the COUNTY Parks;

WHEREAS, the COUNTY has agreed that the BOROUGH may manage the Preservation Area provided it is managed in accordance with the Open Space Recreation and Farmland and Historic Preservation Act, COUNTY Park Regulations, Deed Restrictions, MCOSP; and

WHEREAS, the governing body desires to authorize the execution of the Conservation Management Agreement with the County of Middlesex.

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

1. That the governing body does hereby authorize the execution of a Conservation Management Agreement for the South River Waterfront in a form acceptable approved by the Borough attorney.
2. That the Mayor is hereby authorized to execute and the Borough Clerk to attest to, respectively, the agreement with the County of Middlesex in a form acceptable to the Borough Attorney.
3. A certified copy of this Resolution shall be provided to the Borough Administrator and First Deputy County Counsel, Niki Athanasopoulos and Director John Carroll, Office of Public and Government Affairs, County of Middlesex.

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

RESOLUTION 2025-207

RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING THE APPOINTMENT OF A CROSSING GUARD FOR THE BOROUGH OF SOUTH RIVER

WHEREAS, Chief Mark Tinitigan recommends the appointment of Haidy Mekail as a School Crossing Guard pending the successful completion of a comprehensive medical examination and drug screen; and

WHEREAS, the Borough of South River Council has the desire to appoint Haidy Mekail as a School Crossing Guard pending successful said results.

NOW, THEREFORE BE IT RESOLVED, that the Borough of South River Mayor and Council do hereby appoint Haidy Mekail as a School Crossing Guard effective June 24, 2025 to December 31, 2025 pending the successful completion of a comprehensive medical examination and drug screen.

BE IT FURTHER RESOLVED that the Municipal Clerk provide a certified Resolution to the following:

- Police Chief Mark Tinitigan
- CFO Joseph Zanga
- Administrator Arthur Londensky

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-208

RESOLUTION AUTHORIZING CERTAIN UTILITY REFUNDS

WHEREAS, the official utility records of the Borough of South River, New Jersey show certain refunds which include electric, water and consumer deposits (CD); and

WHEREAS, the Collector of Utility Revenue recommends that the following refunds should be made to the consumer noted herein below listed; and

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of South River that the Collector of Utility Revenue is hereby authorized to make the following refunds and adjustments indicated below and any attached list.

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<u>ACCOUNT #</u>	<u>PAYABLE TO:</u>	<u>AMOUNT OF CHECK</u>
66-999-002-038 CD	MOLLY & JOSEPH HORNER & DECARO 6 WELER CT MILLTOWN, NJ 08850	\$63.66
65-999-009-277 CD	JUSTIN & DANIELLE KOWALEW & DIECKMAN 122C JOHNSON PL SOUTH RIVER NJ 08882	\$101.47
66-999-002-038 OVERPAYMENT	LUCIA LUCAS 49 DAVID ST SOUTH RIVER, NJ 08882	\$1235.87

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2025-209
PROPERTY TAX REFUND**

WHEREAS, the official tax records of the Borough of South River, New Jersey show certain adjustments, recessions, amendments, cancellations, corrections, refunds, and uncollectible should be made on certain accounts due to various reasons; and

WHEREAS, the Tax Collector recommends these changes as listed; and

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED that the Borough Tax Collector be and he is authorized to make the necessary adjustments, indicated below and any attached list.

Block	Lot	Reason	Name& Address	Property Location	Amount
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260 8 Refund of lien 76 Willett Avenue LLC 76 Willett Avenue \$1427.94
 Payment (23-00096) 76 Willett Avenue
 South River NJ 08882

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-210
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 June 2nd, 2025, 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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-212
RESOLUTION AUTHORIZING AWARD OF CONTRACT TO JOE'S HEATING & COOLING
FOR REPLACEMENT OF HVAC SYSTEM AT THE WAR MEMORIAL BUILDING

June 23, 2025 Council Regular Meeting Minutes- APPROVED 7/21/25

WHEREAS, it was determined that the Heating, Ventilation and Air Conditioning (HVAC) System at the War Memorial Building, also known as the South River Museum located at 64-66 Main Street has failed and is in need of replacement, requiring immediate attention since the condition poses an imminent risk of damage to the historical, irreplaceable contents of the building; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C 5:34-6.1, the governing body hereby determines that an actual and imminent emergent condition exists that affects the Borough as described above and such circumstances and substantial expense could not have reasonably been foreseen; and

WHEREAS, the appropriate municipal officials have obtained an estimate from Joe's Heating LLC for the cost to replace the HVAC System at the War Memorial Building located at 64-66 Main Street in the amount of \$27,400.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in account 5-01-44-901-219; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River that the award of a contract to Joe's Heating LLC in the amount of \$27,400.00 is hereby ratified since bid submissions for such replacements could not and cannot be effectuated due to the circumstances recited above and the appropriate officials of the Borough are hereby authorized make payment to Joe's Heating LLC for said replacement.

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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Council President Ciulla made a motion to pull purchase order 25-03114 off the bill list, seconded by Councilman DeSantis. All were in favor.

RESOLUTION 2025-211
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 \$1,248,736.95 and previously paid claims in the amount of \$2,765,079.41 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
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Councilwoman Balazs	X		X			
Councilman DeSantis			X			
Councilman Dziemian						X
Councilman Giannakopoulos			X			
Councilman Gurchensky		X	X			
Council President Ciulla			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 June 23, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**Council President Ciulla abstained from voting on purchase order 25-01662.
** Councilman Desantis abstained from voting on resolutions 2025-188 and 2025-189.

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

Councilman DeSantis

- No report

Councilwoman Balazs

- Thank you to DPW for their hard work during the recent rainstorm.
- Happy 4th

Councilman Gurchensky

- Thank you to all public safety officers.
- Thank you to DPW for their hard work during the recent rainstorm.
- Be careful with the summer heat.

Councilman Giannakopoulos

- No report

Council President Ciulla

- Happy 4th
- It is illegal to have firepits/open burns.
- Thank you to DPW for their hard work during the recent rainstorm
- There is a No-Knock ordinance to prevent solicitors from knocking on residents' doors. Go to the Clerks office to obtain a No-Knock decal

Mayor Guindi

- 6/26 at the Ria Mar, there will be a lunch with the County from 9 am to 12 pm
- Congrats to the 2025 High School graduates
- Be careful in the summer heat

EXECUTIVE SESSION

2025-213 **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

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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:

- Litigation
- Contract Negotiation
- Attorney Client Privilege

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 7:55 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 8:23 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			

ADJOURNMENT

Being no further business; Mayor Guindi requested motion to adjourn. Councilwoman Balazs motioned to adjourn; seconded by Council President Ciulla. All in favor. Meeting adjourned at 8:24 pm.

Respectfully submitted,

Alyssa Hager

Alyssa Hager, RMC
Borough Clerk