

**REGULAR MEETING MINUTES
NOVEMBER 10, 2025
MAYOR AND BOROUGH COUNCIL
MEETING NO. 16**

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 November 10, 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, Fire Chief William Smith, Borough Attorney Andrea Wyatt, and Borough Engineer Justin Cornell

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.

PRESENTATION

- Presentation – GoNetSpeed

The presentation did not take place as GoNetSpeed did not come to the meeting.

AGENDA SESSION

- Discussion on Ordinances – Borough Attorney Wyatt explains the ordinances on first reading.

ORDINANCES – FIRST READING BY TITLE ONLY

The Borough Clerk read Ordinance 2025-29 by title only.

ORDINANCE 2025-29

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 25 MAIN ST., SOUTH RIVER URBAN RENEWAL, LLC

WHEREAS, 25 Main St. South River 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 commercial/retail space on the first November 10, 2025 Council Regular Meeting Minutes- APPROVED 12/15/25

floor and fourteen (14) units on the second through fourth floors consisting of two 1-bedroom units and twelve 2-bedroom units and related improvements (collectively, the “Project”) to be constructed on the site located at Block 152, Lot 2.01 (f/k/a Lots 2, 3, 4, 5, 13, 14 & 16) 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 25 Main St. South River 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.

Introduced 11-10-25

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

The Borough Clerk read Ordinance 2025-30 by title only

ORDINANCE 2025 –30

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 262 ENTITLED “RENTAL PROPERTIES”

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 262 of the Borough Code of the Borough of South River, entitled "Rental Properties" is hereby amended to read entirely as set forth below:

Chapter 262 Rental Properties

Article I- Landlord/Tenant Registration.

§262-1 Registration of residential rental units.

A. The term "landlord" shall mean the person or persons who own or purport to own, or exercise control of, any building or project in which there is rented, or offered for rent, housing space for living or dwelling purposes under either a written or oral lease, provided that this definition shall not include owner-occupied two-unit premises.

B. No person shall hereafter occupy any rental unit, nor shall the landlord or owner permit occupancy of any rental unit within the Borough, which is not registered, if required, in accordance with this article.

C. Each rental unit shall be inspected annually pursuant to Borough Code §§258-25 and 258-26. No tenant shall occupy a rental unit where a certificate of occupancy has not been issued by the Construction Official or his/her designee.

§262-2 Certificate of Registration.

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A. Every landlord of a one-dwelling-unit rental or a two-dwelling-unit non-owner-occupied premises shall hereafter be registered with the Code Enforcement on forms which contain the requirements of N.J.S.A. 46:8-28. The forms shall be provided by the Code Enforcement. A valid Rental Certificate of Registration shall satisfy any registration requirement pursuant to Borough Code §258-24. Code Enforcement shall provide the Borough Clerk with a copy of the every issued Certificate and application.

B. The registration fee shall be \$75.00.

C. Renewal; submission.

(1) Each landlord registration form shall be renewed on an annual basis between January 1 and January 31 of the year for which a certificate shall be effective. Failure to complete the certificate of registration or renewal process by January 31 of the year for which the certificate of registration shall apply shall be considered a violation of this article.

(2) With respect to all documents required to obtain a landlord registration, including all registration forms and the provision of documents required to contain such forms.

(3) This provision shall take effect on January 1, 2026, and be effective for all landlord registration certificates thereafter. In the event a new tenancy is created by a landlord after January 31 of any calendar year, a certificate of registration must be obtained for the balance of the calendar year prior to occupancy.

D. Every landlord shall deliver a copy of the rental license and certificate of occupancy simultaneously to the tenant(s) upon submission of the landlord registration form to the Code Enforcement.

E. Amendments. Every person required to file a landlord registration form pursuant to this section shall file an amended registration form within 20 days after any change in the information required to be included thereon. No fee shall be required for the filing of an amendment, except where the ownership or tenancy of the premises is changed.

§262-3 Registration forms.

A. Every owner shall file with the Code Enforcement Division a registration form or other forms developed by the Borough for each rental unit contained within a building or structure, which shall include the following information:

(1) The name, address, telephone number and email address of the owner or owners of the premises and the record owner or owners of the rental business, if not the same persons, shall be provided. In the case of a partnership, the names and addresses of all general partners shall be provided, together with the telephone numbers and email addresses for each individual partner, indicating where such individual may be reached both during day and evening hours, which telephone numbers shall include cell phone numbers. If the record owner is a corporation, the name and address of the registered agent and corporate officers of said corporation shall be provided, together with the telephone number and email address for each such individual, indicating where such individual may be reached both during day and evening hours, which shall include providing the cell phone numbers of each such individual. All registration addresses shall be physical addresses; post office boxes alone are insufficient.

(2) If the address of the owner of record is not located in the County of Middlesex, the name, address, telephone number and email address of a person who resides in the County of Middlesex who is authorized to accept notices from a tenant and to issue receipts therefor and to accept service of process on behalf of the owner of record.

(3) The name, address, telephone number and email address of the managing agent of the premises, if any.

(4) As to each rental unit, a specification of the exact number of sleeping rooms contained in the rental unit and the exact number of sleeping accommodations contained in each of the sleeping rooms, identifying each sleeping room specifically by number and location within the apartment or dwelling and by the square footage thereof.

(5) Number of occupants or tenants occupying the rental unit.

(6) The name and address of every holder of a recorded mortgage on the premises;

(7) Such other information as may be prescribed by the Borough on the appropriate form or otherwise by ordinance or resolution

B. In addition to the registration information set forth above, every owner shall file with the Code Enforcement and provide a copy to each individual tenant, by separate forms, the name, age and address, including the dwelling unit number, telephone number and email address of each occupant or tenant occupying a rental unit and a floor plan of the rental unit. These forms shall be filed with the Construction Official and shall not be available for public inspection.

C. Documents to be provided to the Borough with the registration:

- (1) A copy of the deed establishing ownership of the premises;
- (2) A copy of the lease;
- (3) If the premises is managed by a property manager or agent: a property management agreement or such document evidencing that the property manager or agent has agreed to be responsible for the premises;
- (4) If the owner is an entity registered with the New Jersey Department of Treasury, certificate of good standing.
- (5) In addition to all such other documents, the applicant shall include a copy of a valid driver's license for the owner of record, if an individual, each partner of any partnership, any managing partner of any limited-liability corporation. If said individual does not have a valid driver's license, then in that event the applicant shall submit a photo identification of the individual which otherwise meets the requirements of this chapter.

D. The owner is required to update any of the above-listed documentation any time there is a change in status, change of tenancy or change of property manager.

§262-4 Violations and Penalties.

Any landlord failing to obtain a certificate of registration in accordance with this chapter shall be fined \$500 for a first offense, \$750 for a second offense and \$1,000 for a third or subsequent offense.

Article II- Landlord Responsibilities for Rental Unit Information.

§262-5 Information Required.

All landlords, including residential and commercial, shall be required to keep the following information on all tenants, including tenants commonly known as "boarders" who rent by the day, week and/or month, for a period of one year beyond the tenant's vacation of said premises:

- A. Name.
- B. Address.
- C. Forwarding address.
- D. Driver's license number, if available.

§262-6. Maintenance of information; duration; cooperation with law enforcement.

A. Said information shall be maintained in written form for all tenants during the term of the tenancy and for one year after the vacation of the rental unit, and said information shall be supplied to local law enforcement organizations upon request with respect to any ongoing investigations of said individuals.

B. The landlord shall not be responsible for updating said information if information provided by the tenant shall later become invalid due to the tenant's mobility/move from the forwarding address.

§262-7 Violation and penalties.

Any person or entity who violates any provision of this article shall, upon conviction thereof, be punished as provided in Chapter 1, Article I, General Penalty.

- 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.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on November 10th, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 15th day of December, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 11-10-25

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

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

The Borough Clerk read Ordinance 2025-31 by title only

ORDINANCE 2025-31

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. For a certificate of occupancy, residential resale certificate for all residential and commercial structures, said fee shall be \$100, and if a reinspection is required, an additional fee of \$100 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.
- B. For a rental certificate of occupancy for all residential and commercial structures, said fee shall be \$100.00 per unit for the first inspection if scheduled more than five (5) business days prior to the date of rental, and if a reinspection is

required, an additional fee of \$75.00 per unit 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.

C. For a rental certificate of occupancy for all residential and commercial structures, said fee shall be \$150.00 per unit for the first inspection if scheduled five (5) business days or less from the date of rental, and if a reinspection is required, an additional fee of \$95.00 per unit 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.

D. 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

SECTION 2. Chapter 155 of the Borough Code of the Borough of South River, entitled Fees, is hereby amended as supplemented to amend §155-19.3 entitled Chapter 262, Rental Properties, to read entirely as follows:

§155-19.3 Chapter 262, Rental Properties.

For a Landlord/Tenant Certificate of Registration, said fee shall be \$75.00 to be paid at the time of application.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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 5. This ordinance shall take effect after second reading and publication as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on November 10th, 2025, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 15th day of December, 2025, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 11-10-25

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 our office's punch list. We have requested final inspection from the NJDOT.
- **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 have submitted the incidental limits modification 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 are working on the project design
- **2025 Electrical Substation Maintenance**
 - The project bids have been received, and there was a contract recommended for award in the amount of \$131,540.00 to RESA Service, LLC of Farmingdale, NJ.
- **NJDEP Stormwater Assistance Grant Application**
 - Our survey department is currently working on this year's portion of the project.
- **NJDOT Municipal Aid Applications**
 - We submitted the grant application for Mercer Street, Lyons Street, and Michell Avenue on June 25, 2025.

Chief Financial Officer Joseph Zanga

- Speaks on resolutions 2025-315, 2025-316, and 2025-319.

Fire Chief William Smith

- From January to October, there were 458 calls
- There are 2 units out of service
- All reports are taken care of. Thank you to all companies that came out to help with the recent fire

Borough Clerk Alyssa Hager

- No report

Borough Attorney Andrea Wyatt

- No report

Business Administrator Londensky

- The railroad project is moving along.
- Speaks on resolutions 2025-318, 2025-321, and 2025-323

COUNCIL LIAISON REPORTS

Councilman Gurchensky

- Look on the borough website for all OOA events
- The Borough will be closed on 11/11 for Veterans Day

Councilwoman Balazs

- The Food Bank will be hosting a community dinner at the Ria Mar on 11/27 from 12-1:30 at St Peter and Paul. Call the food bank for more information
- The Library will be hosting a holiday concert on 12/13 at 2 pm. Registration will open on 11/13. Go to the library website for more events

Councilman Dziemian

- Thank you to TV 35 for recording the concert at the Imperial Music Center
- Will be meeting with different departments regarding next years budget
- The project blog on the borough website continues to be updated

Councilman Giannakopoulos

- The Borough will be closed on 11/11 for Veterans Day, garbage pick up will be on that Friday, 11/14
- Thanksgiving garbage pickup will be on Wednesday, 11/26

Council President Ciulla

- No report

Mayor Guindi

- No report

PUBLIC COMMENT

Mayor Guindi opened the floor for Public Comment.

Ed Trygar, 44 Ferry St, speaks on the parking deck project. Mr Trygar also speaks on Main Street and if Mayor and Council will be decorating for the holidays. Mayor Guindi answers.

Jimmy Tabernakle, 150 Jackson, offers Food Pantry services for the church on Jackson Street. The Church is more than willing to help the borough.

Regina from Loving Hands Cat Rescue, is in desperate need for volunteers.

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

MAYORAL APPOINTMENTS

- None

CONSENT RESOLUTIONS 2025-314 TO 2025-330

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.

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

RESOLUTION 2025-314
RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING THE REQUISITION OF FUNDS FOR PAYMENT TO THE CUSTODIAN OF THE SCHOOL MONIES

WHEREAS, pursuant to the applicable Statutes of the State of New Jersey, the Local School District is required to requisition funds for Operating Expense and Debt Service Expense from the Borough; and

WHEREAS, a requisition dated October 20, 2025 has been received from the Local School District for the following amount:

CURRENT OPERATING EXPENSE:	\$1,612,331.00
RESTORED FUNDS:	0.00
DEBT SERVICE EXPENSE:	<u>0.00</u>
TOTAL	\$1,612,331.00

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that the Chief Financial Officer is hereby authorized and directed to draw the above stated amount from the proper accounts and pay to the Custodian of the School Monies the amount so drawn pursuant to the applicable Statutes of the State of New Jersey by December 5, 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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-315
RESOLUTION AUTHORIZING THE TEMPORARY SUSPENSION OF PARKING METERS FROM NOVEMBER 27, 2025 THROUGH DECEMBER 25, 2025

WHEREAS, in support of the downtown businesses during the 2025 holiday season and in an effort to help attract shoppers, the governing body of the Borough of South River would like to temporarily suspend the requirement to pay parking meter fees;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the governing body of the Borough of South River in the County of Middlesex and the State of New Jersey, that any requirement to pay parking meter fees shall hereby be November 10, 2025 Council Regular Meeting Minutes- APPROVED 12/15/25

suspended from Thursday, November 27, 2025, through Thursday, December 25, 2025, with all meters to be bagged or otherwise covered during this period of time.

BE IT FURTHER RESOLVED that parking enforcement shall begin on Thursday, December 26, 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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-316
RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY CERTIFYING THE 2024 AUDIT OF THE BOROUGH OF SOUTH RIVER

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2024 has been filed by a Registered Municipal Accountant with the Municipal Clerk of the Borough of South River pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled “Comments and Recommendations”; and

WHEREAS, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations”, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be

fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Borough of South River hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-317

RESOLUTION AUTHORIZING THE PURCHASE OF A VEHICLE LIFT FOR THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, there is a need to purchase a vehicle lift for the Department of Public Works by the Borough of South River in the County of Middlesex of the State of New Jersey; and

WHEREAS, there exists a state contract with a registered vendor known as Mohawk Lifts LLC under contract #25-COMG-108995 through which 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, pursuant to pricing in Contract #25-COMG-108995 the Borough has received a quote from Mohawk Lifts LLC for said vehicle lift in the amount of \$22,299.51; and

WHEREAS, the Chief Financial Officer of the Borough of South River has advised that the funds are available in the amount of \$22,299.51 for this purchase in account #C-06-25-019-101; and

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

Mohawk Lifts LLC
P.O. Box 110
Amsterdam, NY 12010

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
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<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 the authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION AWARDING A CONTRACT TO CDM SMITH FOR PROFESSIONAL SERVICES
RELATED TO WELL HOUSE NO. 5 REHABILITATION**

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 CDM Smith is authorized to perform professional engineering services related to Well House No. 5 Rehabilitation, at a cost not to exceed \$45,000.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in account W-07-19-015-201.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2025-319
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

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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 Community Affairs:

Water Main Replacement \$1,000,000.00

State of New Jersey Division of Highway Safety:

Sustained Enforcement \$ 21,000.00

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 Community Affairs:

Water Main Replacement \$1,000,000.00

State of New Jersey Division of Highway Safety:

Sustained Enforcement \$ 21,000.00

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-320

RESOLUTION AUTHORIZING THE APPOINTMENT OF JAMES STEWART TO THE POSITION OF FULL TIME DISPATCHER

I, Peter S. Guindi, Mayor, with the advice and consent of the Council of the Borough of South River, do hereby appoint James Stewart to the position of Telecommunicator/Dispatcher within the South River Police Department, at a salary per the Dispatchers Association contract, effective as of November 3rd, 2025.

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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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-321

RESOLUTION AUTHORIZING PURCHASING CONTRACT WITH VMG GROUP FOR ROOF REPAIRS THROUGH NJ COOPERATIVE PURCHASING ALLIANCE (BERGEN BIDS)

WHEREAS, the Borough of South River can procure without competitive bidding through New Jersey Cooperative Purchasing Alliance (Bergen Bids) under the authority of N.J.S.A. 40A:11-11; and

WHEREAS, the Borough of South River is a member of the New Jersey Cooperative Purchasing Alliance (Bergen Bids); and

WHEREAS, there is a need for roof repairs at the South River Police Department and the Water Treatment Plant Office through the New Jersey Cooperative Purchasing Alliance (Bergen Bids) under Contract #BC-BID-23-46; and

WHEREAS, pursuant to pricing in Contract #BC-BID-23-46, the Borough has received quotes from VMG Group, 288 Cox Street, Roselle, NJ 07203, in the amount of \$45,638.00 for the Police Department and \$43,809.00 for the Water Treatment Plant Office, for a total of \$89,447.00; and

WHEREAS, the Chief Financial Officer has advised that funds are available for this purchase in account #C-06-24-026-105; 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 enter into a contract with VMG Group, 288 Cox Street, Roselle, NJ 07203, in accordance with pricing obtaining from the New Jersey Cooperative Purchasing Alliance (Bergen Bids) Contract BC-BID-23-46 as set forth in proposals dated October 20, 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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-322

RESOLUTION APPROVING A GRANT APPLICATION WITH THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR WATER MAIN IMPROVEMENTS 2026

WHEREAS, the Borough of South River desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$1,000,000 to carry out a project to provide improvements to the Borough's water distribution system.

BE IT THEREFORE RESOLVED,

1. That the Borough of South River does hereby authorize the application for such a grant; and,
2. Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs , does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of South River and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the Mayor and Chief Financial Officer are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-323
RESOLUTION AUTHORIZING AWARD OF EMERGENCY CONTRACT
TO PUMPING SERVICES, INC.

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WHEREAS, it was determined by the Director of Public Works that the Tile Yard Pump Station experienced an emergency condition requiring replacement of the side gate suction valves; and

WHEREAS, Pumping Services, Inc., 201 Lincoln Boulevard, Middlesex, NJ 08846, provided for an emergency quote in the amount \$20,643.86; and

WHEREAS, the Borough of South River may, without advertising for bids, purchase such materials and services through emergency procurement under the auspices of N.J.S.A. 40A:11-6; and

WHEREAS, consistent with N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6, the Governing Body has determined this to be an emergent situation as described above and such circumstances and substantial expense could not have reasonably been foreseen; and

WHEREAS, the Chief Financial Officer has certified that funding in the amount of \$20,643.86 is available in account #5-02-55-502-202; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River that emergency repairs performed by Pumping Services, Inc. in the amount of \$20,643.86 is hereby ratified since bid submissions 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 Pumping Services, Inc.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-324

RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE RECEIPT OF BIDS FOR A LEASE OF A PORTION OF THE PROPERTY LOCATED AT 39 CAUSEWAY STREET FOR THE INSTALLATION AND OPERATION OF WIRELESS COMMUNICATIONS APPURTENANCES.

WHEREAS, the Borough of South River presently owns property located along 39 Causeway Street known as Block 325, Lot 10 on the Tax Map of the Borough of South River; and

WHEREAS, the property is presently not needed for public use; and

WHEREAS, N.J.S.A. 40A:12-14 authorizes the lease of public property not needed for public use;
and

WHEREAS, the Borough Council desires to authorize the Borough to prepare bid specifications for the lease of Borough owned property located at 39 Causeway Street known as on Block 325, Lot 10, on the Tax Map of the Borough of South River for the installation and operation of a wireless communications appurtenances; and

WHEREAS, upon completion of bidding, the Borough may accept the highest bid or reject all bids;
and

WHEREAS, the Borough reserves the right to reject all bids; and

WHEREAS, the minimum bid for the lease is \$14,000.00 per year; and

WHEREAS, upon completion of bidding, the Borough may accept the highest bid or reject all bids;
and

WHEREAS, the Borough also desires to authorize the Borough Clerk to advertise for the receipt of bids for said lease of Borough property.

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

1. That the Borough is hereby authorized to prepare bid specifications and advertise for the receipt of bids for leasing Township owned property located at 39 Causeway Street known as Block 325, Lot 10 on the Tax Map of the Borough for installation and operation of wireless communications appurtenances.
2. That the Borough reserves the right to reject all bids.
3. That the minimum bid for the lease is \$14,000.00 per year.
4. That the Borough Clerk shall advertise the Notice to Bidders for the purpose of the receipt of sealed bids for the above named project.
5. That upon adoption of this resolution, the Borough Clerk shall forward a certified copy of said resolution the Borough Administrator, Chief Financial Officer and Borough Attorney.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk

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RESOLUTION 2025-325
RESOLUTION AUTHORIZING CONTRACT AWARD FOR THE 2025 ELECTRICAL SUBSTATION MAINTENANCE TO RESA SERVICE LLC IN THE AMOUNT OF \$131,540.00

WHEREAS, the governing body of the Borough of South River in the County of Middlesex, State of New Jersey, had previously authorized and directed the Borough Clerk to advertise for receipt of sealed bids for the 2025 Electrical Substation Maintenance in accordance with specifications approved and filed in the Office of the Borough Clerk; and

WHEREAS, said bids were received on October 29, 2025, and opened and read aloud in public and an examination thereof shows that Resa Service LLC of Farmingdale, NJ was the apparent low bidder thereon with a bid of \$131,540.00; and

WHEREAS, the Borough Attorney has noted that the bid of the apparent low bidder contained no material departures from the bidding documents; and

WHEREAS, the Chief Financial Officer of the Borough has certified the availability of funds in account 5-03-55-502-205.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the governing body of the Borough of South River in the County of Middlesex, the State of New Jersey, that the above recited bid be and the same is hereby accepted and the appropriate officials are authorized to sign a contract with Resa Service LLC of Farmingdale, NJ, when all required bid documents are received.

BE IT FURTHER RESOLVED that the appropriate officers of the Borough be and they are hereby authorized and directed to execute all instruments necessary to complete the above stated transaction.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-326
RESOLUTION AUTHORIZING A STIPEND FOR CERTAIN OFFICE ON AGING GRANTS

WHEREAS, the Borough of South River has received funding for Title 111B Older American Act Grant – Assistive Technology Grant and Information and Assistance Grant; and

WHEREAS, the Assistive Technology funding is to be used for a stipend of \$1,000.00 to Ava Mendes; and

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex, the State of New Jersey that Ava Mendes receive a \$1,000.00 stipend for the implementation of the program through Title 111B Older American Act Grant – Assistive Technology Grant.

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 November 10, 2025.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-327
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.

<u>ACCOUNT #</u>	<u>PAYABLE TO:</u>	<u>AMOUNT OF CHECK</u>
65-999-007-928 CD	A.E.R. CONSULTING SERVICES LLC 77 MILTOWN RD EAST BRUNSWICK, NJ 08816	\$34.42
65-999-009-117 CD	GABRIELLE ALBERTO & RUIZ NICOLAS 13 MAGEE RD EDISON, NJ 08817	\$124.77
65-999-007-641 CD	ALEXANDER ALCIVAR 37 FRESH PONDS RD EAST BRUNSWICK, NJ 08816	\$148.96
65-999-854-679 ELEC CURRENT	DAN & BOB BRENNER PO BOX 131 PARLIN, NJ 08859	\$205.99
65-999-008-191 CD	SAMUEL R. CHRISTIAN	\$146.82

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	20 WOJIE WAY APT 220 SOUTH RIVER, NJ 08882	
65-999-007-685 CD	PAULO CORREIA DEJESUS	\$183.80
65-999-007-685 ELEC CURRENT	FLAVIA FERREIRA DASILVA 14 GROCHOWIAK ST APT B SOUTH RIVER, NJ 08882	\$133.67
65-999-003-338 CD	DAPPER WORLD INC 300 SOBEL DR E UNIT 3321 OLD BRIDGE, NJ 08857	\$398.49
65-999-861-631 CD	FRANK & JOI HOLLOWAY PO BOX 08902 NORTH BRUNSWICK, NJ 08902	\$7.92
65-999-009-919 CD	YOUNG G & KYUNGMI KIM 300 SOBEL DR APT 3301 OLD BRIDGE, NJ 08857	\$56.04
65-999-009-468 CD	OI LO 280 RIVER RD 66A PISCATAWAY, NJ 08854	\$96.32
66-999-980-694 WATER CURRENT	MARY KATHLEEN MAYER ESTATE 1701 KINGS CT WALL TOWNSHIP, NJ 07719	\$49.55
65-999-009-008 CD	LORENA RAMIREZ CAMILO MORALES 11 FIRST ST EAST BRUNSWICK, NJ 08816	\$168.59
65-999-004-196 CD	SHANNON & OLA OWOLABI 19 BRENNING PL SOUTH RIVER, NJ 08882	\$126.58
65-999-008-923 CD	NATALIYA VOVK 35 LINCOLN AVE APT 122 METUCHEN, NJ 08840	\$107.29
65-999-008-998 CD	SARAH A ZULLI 511 WARD ST LOT 30 CREEDMOOR, NC 27522	\$153.01

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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-328
RESOLUTION AUTHORIZING CHANGE ORDER #2 FOR THE PROJECT KNOWN AS IMPROVEMENTS TO LEONARDINE AVENUE, BERYL STREET, DAILEY STREET, DARROW STREET, JOHN STREET, AND VARIOUS PARKS

WHEREAS, the governing body has received a Change Order request #2 for the project known as Improvements to Leonardine Avenue, Beryl Street, Dailey Street, Darrow Street, John Street, and Various Parks, which work is being undertaken by JADS Construction Co.; and

WHEREAS, the Change Order request will provide for revised contract quantities to allow for supplemental work which results in an increase to the original contract amount of \$7,297.44; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that Change Order #2 is hereby approved.

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in account C-06-23-020-104. Payment is subject to NJDOT's approval, if required.

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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-329
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 October 20th, 2025, Regular and Executive Session Meeting Minutes are approved.

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

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<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 November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2025-330
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 \$989,373.81 and previously paid claims in the amount of \$2,895,354.64 listing attached, have been duly itemized, audited, approved and signed by the proper officers of the Borough, be and the same are hereby ordered paid.

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

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on November 10, 2025

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

****Council President Ciulla abstained from voting on purchase order 25-02788**

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

Councilwoman Balazs

- Thank you to all our Veterans
- Have a Happy Thanksgiving

Councilman Gurchensky

- Thank you to all public safety officers
- Offices will be closed on Veterans Day and Thanksgiving

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- Please be safe with the weather changing

Councilman Giannakopoulos

- 11/13 is the next Environmental Commission meeting. It starts at 6:30 pm

Councilman Dziemian

- The Imperial Band will have a concert on 12/7 at 2 pm
- St Peter and Paul Church will be having a Christmas concert on 12/14 on 3 pm
- Thank you to all our Veterans

Council President Ciulla

- EDC will be 12/19. It will be the last EDC meeting of the year
- Thank you to all our Veterans
- Happy Thanksgiving to everyone

Mayor Guindi

- The artwork around town is being done by Sabina Park. Please reach out to her if you need anything done
- The Main Street roadwork is going fairly quickly. There is still more work to be done so please be patient
- More work is being done to bring more businesses to Main Street
- Thank you to all our Veterans
- Happy Thanksgiving to all. Please remember there are a lot of people in need.

EXECUTIVE SESSION

2025-331

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

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

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

- Litigation

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

Adjourn to Executive Session at 7:35 pm

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

Reconvene to Public Session at 7:41 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			
<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 7:42 pm.

Respectfully submitted,

Alyssa Hager

Alyssa Hager, RMC
Borough Clerk