



Borough of Middlesex
Mayor and Council Regular Meeting
~ Minutes ~

1200 Mountain Ave
Middlesex, NJ

Linda Chismar
732 356-7400 x238
www.middlesexboro-nj.gov

Tuesday, July 15, 2025

7:00 PM

Municipal Building

MAYOR'S STATEMENT

UNDER THE PROVISIONS OF N.J.S.A. 10:4-6 ET SEQ., NOTICE OF THE TIME AND PLACE OF THIS MEETING WAS GIVEN BY WAY OF AN ANNUAL MEETING NOTICE TO THE STAR LEDGER, COURIER NEWS AND HOME NEWS, AND POSTED AT BOROUGH HALL.

SALUTE TO FLAG

Mayor Mikolajczyk asked for a moment of silence in honor of Diana Ospina.

ROLL CALL

Council President Michael Conahan
Councilman Jeremiah Carnes
Councilman Joseph DeScenza
Councilman Robert Dessino
Councilman Kevin Dotey
Councilman Kenneth Griggs

Also Present:

Jack Mikolajczyk Mayor
Michael La Place Administrator
Christopher Corsini Borough Attorney

Others Absent:

PRESENTATIONS

1. Pillars of Middlesex - James Benson

Alexander, Chief of staff for Assembly Woman Michele Matsikoudis, presented a General Assembly Citation to James Benson.

James Benson presented a General Assembly Citation to Beverly Weber.

James Benson thanked the Mayor and Council for the recognition. He acknowledged the previous recipient's hard work. He expressed his thanks to Beverly Weber for all of her work. Mr. Benson thanked his family for their support of him throughout the years. He commented on all the programs and projects he has been involved in within the Borough throughout the years, including coaching softball, his membership on the Rescue Squad, his career in the Police Department and his tenure on the Library

Board. He praised the Library Board members, Director and all the Borough employees for all their work and service to the Borough.

APPOINTMENTS

PROCLAMATIONS

ORDINANCE(S) FOR INTRODUCTION

Borough Clerk Linda Chismar read Ordinance 2154-25 by title:

ORDINANCE 2154-25

BOND ORDINANCE PROVIDING VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$2,592,500 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,980,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF MIDDLESEX, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF MIDDLESEX, 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 and Sewer Utility improvements to be undertaken in and by the Borough of Middlesex, 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 \$2,592,500, said sum being inclusive of all appropriations heretofore made therefor, including the sum of \$506,913 grant funds expected to be received from the New Jersey Department of Transportation (NJDOT), and \$105,587 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 \$1,980,000, 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: (i) various acquisitions for the Police Department, including, but not limited to, two (2) police sport utility vehicles (SUVs) with equipment, upgraded body worn cameras, replacement/upgraded defibrillators, ballistic entry shields, shotguns, and ballistic vests/plate carriers; (ii) various acquisitions for the Fire Department, including, but not limited to, turnout and swift water gear, Rescue Truck #25, HEN nozzles/mid-rise equipment, a battery fan for Truck #23, and upgrades and lighting for the Assistant Fire Chief vehicle; (iii) various acquisitions and improvements for the Road Department, including, but not limited to, a road sweeper, a leaf vac machine rebuild, a

mason dump truck, and an asphalt hot box; (iv) various acquisitions for the Parks Department, including, but not limited to, fence replacements and benches/tables/garbage cans; (v) acquisition of a transit van for the Department of Senior Services; (vi) various acquisitions for the Recreation Department, including, but not limited to, upgraded playground equipment, locked equipment boxes, office furniture, and toddler playground equipment; (vii) various acquisitions for the Public Library, including, but not limited to, makerspace room shelving and new staff and patron computers; (viii) various acquisitions and improvements for the Buildings and Grounds Department, including, but not limited to, building maintenance, roof replacement for the Municipal Building, restroom renovation at the Public Works Garage, a lawn sprinkler system at the Borough Hall and Public Library, and new Borough welcome signs; (ix) acquisition of a metal detector and wands for the Municipal Court; (x) road improvements to Starlit Drive, Washington Avenue, South Avenue and Voorhees Avenue, including, but not limited to, milling and overlay; (xi) acquisition of various information technology (IT) equipment, including, but not limited to, new computers, new printers, and new servers for the Police Department and Borough Hall; (xii) sewer pump repair at Marshall Station, sanitary sewer geographic information system (GIS) mapping, and acquisition of a jet vac vehicle for the Sewer Department; (xiii) various park upgrades at Victor Crowell Lake; and (xiv) various administrative work, including, but not limited to, property revaluation, digitization of various municipal records, and tree inventory GIS mapping, 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 \$1,980,000, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$2,592,500, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$2,592,500 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$105,587 down payment for said purposes, and the sum of \$506,913 grant funds expected to be received from the NJDOT for said road improvements to Starlit Drive, Washington Avenue, South Avenue and Voorhees 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 and Sewer 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 11.49659 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 \$1,980,000 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$500,000 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.

RESULT:	FIRST READING [UNANIMOUS]	Next: 8/19/2025 7:30 PM
MOVER:	Michael Conahan, Council President	
SECONDER:	Kevin Dotey, Councilman	
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs	

ORDINANCE(S) FOR PUBLIC HEARING AND FINAL ADOPTION

ADOPTION OF MINUTES

1. Approval of the June 17, 2025 Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs

2. Approval of the June 23, 2025 Special Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs

MAYOR'S REPORT

Mayor Mikolajczyk made the following comments:

- National Night Out will be August 19th.
- The Hometown Hero's Ceremony was well attended.
- Water sampling at the lake and brook is postponed until July 29th due to weather.
- The Police Chief met with 172 Baekeland. There will be a several department coordination on the Noise Abatement Plan. Construction has already reached out to the site, wheels are in motion.
- Executive Session tonight will include contract negotiations with the School.

Mayor Mikolajczyk asked for a consensus to change the August 19th Council meeting start time to 7:30. Consensus was received.

Mayor Mikolajczyk read a proclamation for Clerk Linda Chismar:

WHEREAS, Linda Chismar has been employed with the Borough of Middlesex since 1997, when she began career in the Assessor's Office in May, 1997, where shortly thereafter, in January of 1998, she made the move to the Clerk's Department; and

WHEREAS, in 1999 Linda was promoted to Deputy Clerk, where she dedicated over 20 years of outstanding service to the Borough and its residents; and

WHEREAS, never one to stand idly by when a job needs to be done, Linda has served as the Shade Tree Commission Secretary since her appointment on January 8, 2009, where she has helped numerous Commission members through their terms, helping the Borough keep its status as a Tree City; and

WHEREAS, Linda also obtained her Registrar's Certificate in 2011 when Middlesex Borough changed Health Departments, and was later appointed Registrar on March 1, 2019; and

WHEREAS, Linda was recognized for her numerous years of hard work and dedicated service in the Clerk's Office when she was appointed as the Municipal Clerk on May 26, 2020; and

WHEREAS, remarkably Linda has worked for seven (7) Mayors during her tenure in the Clerks Office; Mayor Dobies, Mayor D'Angelo, Mayor Fuhrmann, Mayor Sherr, and Mayor DiMura, Mayor Madden and Mayor Mikolajczyk; and

WHEREAS, Linda has dutifully and enthusiastically served Middlesex as Borough Clerk efficiently, effectively, and fairly, while providing the highest quality of service to the citizens of Middlesex Borough for five years.

NOW, THEREFORE, I, John Mikolajczyk, Mayor of the Borough of Middlesex, State of New Jersey, along with the Middlesex Borough Council and on behalf of the citizens of Middlesex, wish to recognize Linda Chismar for her service to our Borough and to the citizens of Middlesex Borough and hereby set my hand and the seal of the Borough of Middlesex to be affixed on this 15th day of July, 2025.

COUNCIL MEMBER REPORTS

Council President Conahan

Council President Conahan made the following comments:

- Congratulations to Jim Benson for his 42 years of volunteer service to the Library Board of Trustees. Twenty-four years as Board President is a tremendous accomplishment. I have been the Library Liaison for the last year and a half and he does a wonderful job, as does the entire Library Board.
- Thank you to all of our first responders that assisted many of our impacted residents with flooding last night and today.
- Thank you to our CFO, Caroline Benson, for facilitating and executing the Capital Budget introduced tonight. It took several months of diligent budgeting and collaboration with all departments.
- Many, if not all, of the High School Boy's Baseball State Championship Team will be attending our next Council meeting on August 19th, for some special recognition, per the Mayor.
- Thank you to our Joint Land Use Board for approving and endorsing the NJ Housing Element and Fair Share Plan. Thank you Councilman Dessino, who sits on the JLUB.
- Lastly, I would like to get consensus tonight so I can authorize Chris to amend our 2022 Master Plan Reexamination Report, via ordinance, reducing the previously included apartment sizes in the Lincoln Blvd Redevelopment Plan area to the smaller recommended sizes, which the Joint Land Use Board, including Paul Ricci our planner, has asked us to do. I have the JLUB recommendation letter here. Consensus was received.

Councilman Carnes

Councilman Carnes made the following comments:

- The Senior Messenger for July and August is out. Prices of programs are slightly increasing.
- The Senior Department will be hosting a farm petting zoo and lunch event.
- Not a lot of communication has been shared on the Board Of Education matter.

- Update on the Film Commission: the current ordinance has a three member Commission consisting of the Mayor, Chief of Police and a member of Council with a member of the public acting as a point of contact. I would like to update the Commission to 7 members.
 - An intake film form should be placed on the website.
 - Culture and Arts are making preparations for events.
 - The Beautification Committee will be hosting a Halloween Event.
 - Thank you to all involved in the Hometown Heros program.
-

Councilman DeScenza

Councilman DeScenza made the following comments:

- The Recreation Committee meeting was cancelled due to weather.
 - Highlights of upcoming events for Recreation.
 - The Pool mural project is moving forward. The Bridgewater Home Depot is donating paint for the project.
 - The Pool is open and membership is comparable to last year.
 - Thank you, Frank Ryan for your assistance on the paint donation.
-

Councilman Dessino

Councilman Dessino made the following comments:

- Bob Eckles, who was an employee on DPW, has passed away.
 - DPW has done major cleanup due to the various storms we have gotten. A lot of shade trees have been damaged recently.
 - Thank you to the DPW and Police for keeping abreast of all the flooding.
 - Garbage collection was cancelled for today.
 - The Hometown Hero's Banners look great.
 - If you have not received a new recycling bin, contact DPW.
 - The Environmental Commission Green Team need one more priority action.
 - The Environmental Commission are requesting to be added to the contact list for any Environmental issues.
 - The Environmental Commission hosted a Rain Barrel Workshop on June 21st, and will host an Invasive Species Workshop soon.
 - The JLUB adopted the 4th round affordable Housing on June 18th.
-

Councilman Dotey

Councilman Dotey made the following comments:

- Highlights of the Fire Report.
 - Highlights of the Court Report.
 - The Rescue Squad is in early discussions about implementing a hybrid system to pay individuals, which would require a fee paid when services are rendered. They would like to entice membership and get their percentages up on calls.
-

Councilman Griggs

Councilman Griggs made the following comments:

- Great job to everyone involved in the Hometown Hero's Banners.
 - The Shade Tree Commission has received several complaints about trees.
 - The Board of Health has received complaints about businesses in town.
 - Highlights of the half-year construction report.
-

ADMINISTRATOR'S REPORT

1. I want to thank DPW, MPD, Fire, OEM and Recreation for all their efforts to assist residents impacted by storm conditions and damage over the past two weeks. I am so proud of the entire Middlesex Borough team.
2. The consultant for the Victor Crowell Park Master Plan is working to incorporate comments received at the spring public sessions into the evolving concept plan for the park. Staff will be meeting with the consultant this summer to work on the plan and to prepare for public presentations and discussions after Labor Day. We are also working with our consultant to prepare the Preliminary Assessment Report, which is a requirement for the \$76,000 Green Acres grants awarded to the Borough for Victor Crowell Park. NJDEP has granted Middlesex an extension of time to submit the report.
3. Work is well under way on improvements to Mountain View Park, including a new restroom facility and new and updated playground equipment. Public Works has also been very busy with annual summer clean-up and maintenance projects involving every park and recreational facility in Middlesex.
4. Speaking of parks and activities, there is a lot going on with Recreation and Senior Services. For Seniors, we are hosting a Karaoke Ice Cream Social on Thursday, July 17 at 1:30 p.m. And the new ukulele class has sparked quite a bit of interest. Some are learning for the first time, and some have their own instruments. They are hoping to be ready to perform for the toddler playgroup by the end of the Fall. As for Recreation, Summer sessions of yoga and line dancing have started. Please see the website for the schedule. Walk-ins are always welcome. We're excited to share that both Summer Playground and Happy Campers are off to a fantastic start, with enthusiastic feedback pouring in from parents. Soccer registration is now open. Recreation will be taking live registrations at our Movie in the Park on Aug 7th. At the screening, we are showing a soccer themed movie "Air Bud World Pup."
5. Candidate interviews for the full-time Zoning & Code Enforcement Director position have been completed. The interview committee will report their findings this evening to the full Council in Executive Session.
6. CFO Benson and I met yesterday with Fire Department and fire equipment representatives to discuss financing strategies for a new fire truck, which is part of the 2025 Capital Plan.
7. Resolutions this evening include authorization to submit a grant application to the NJ Department of Transportation for improvements to Mountain Avenue, Mulberry Lane and Cedar Avenue, endorsement of the Housing and Fair Share Plan adopted by the Middlesex Joint Land Use Board, approval of the Memorandum of Agreement reached with USWU Local 255 (DPW unit) and approval for hirings in the Police Dept., Public Works and the Clerk's Office.
8. There is no Agenda Workshop discussion this evening.
9. In Executive Session, the Council will be discussing litigation involving New Jersey American Water, contract negotiations with the School Board regarding Class III Officers and a personnel matter, the recruitment of a full-time Zoning & Code Enforcement Director.

PRIVILEGE OF THE FLOOR

Mayor Mikolajczyk opened the Privilege of the Floor for anyone wishing to comment.

John Madden, 39 Ramsey Road, acknowledged Jim Benson for his service to the Borough and recognized his accomplishments. He thanked all of the first responders for their work recently and thanked the Council for resolving the issues with the master plan.

Dave Polakiewicz, 240 Hazelwood Avenue, asked for clarification on the comment Councilman Dotey made during his report on the Rescue Squad planning to require payment for services rendered.

Seeing that there were no further public comments, Mayor Mikolajczyk closed the public portion of the meeting.

NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 195-2025

AUTHORIZING THE REFUND OF SECOND QTR. TAXES TO BLOCK 110, LOT 4

WHEREAS, the property owner of Block 110 Lot 4 has been granted a full Disabled Veteran Exemption as of April 1, 2025; and

WHEREAS, resolution #113-2025, dated 4/8/2025 cancelled off 2nd Qtr. taxes in the amount of \$2,445.90, and

WHEREAS, 2nd Qtr. 2025 payment in the amount of \$2,445.90 was received and posted on 3/19/2025 prior to the approved application for 100% Exempt Veteran status, and

WHEREAS, the mortgage provider has requested a refund for the 2nd Qtr. tax payment on behalf of the property owner; and

WHEREAS, the property owner is entitled to a refund via the mortgage company, and;

NOW THEREFORE, a check in the amount of \$2,445.90 should be made payable to:

Amrock, LLC
662 Woodward Avenue
Detroit, MI 48226

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 196-2025

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE MOUNTAIN AVE, MULBERRY LANE, AND CEDAR AVE IMPROVEMENTS PROJECT

NOW, THEREFORE, BE IT RESOLVED that the Council of Middlesex formally approves Colliers Engineering & Design to submit the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk and Colliers Engineering & Design are hereby authorized to submit an electronic grant application identified as MA-2026-Mountain Ave, Mulberry Ln, and Cedar-00155 to the New Jersey Department of Transportation on behalf of the Borough of Middlesex.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Middlesex and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approval to execute the grant agreement.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 197-2025

ACCEPTING THE RESIGNATION OF WILLIAM HUGHES AS A CROSSING GUARD FOR THE POLICE DEPARTMENT EFFECTIVE IMMEDIATELY

The Governing Body accepts the resignation of William Hughes as a Crossing Guard for the Police Department effective immediately.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 198-2025

RESOLUTION OF THE COUNCIL OF THE BOROUGH OF MIDDLESEX ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE MIDDLESEX JOINT LAND USE BOARD

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter "FHA II"); and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP"); and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025 and filing that plan within 48 hours with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, in accordance with this statutory procedure, the Borough adopted a binding resolution on January 29, 2025 committing to a Fourth Round Present Need of 14 and Fourth Round Prospective Need obligation of 81, subject to applicable adjustments;

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 28, 2025; and

WHEREAS, the Borough received no objections to its Round 4 committed present need or prospective need obligations; and

WHEREAS, on March 14, 2025 the Hon. Thomas Daniel McCloskey, J.S.C. executed an Order Fixing the Municipal Obligations for the Borough of Middlesex at 14 for the present need obligation and 81 for the Fourth Round Prospective Need obligation; and

WHEREAS, the Borough's affordable housing planning consultant, Paul Ricci, PP, has prepared an HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, the Middlesex Borough Joint Land Use Board adopted an HEFSP, prepared by Mr. Ricci on June 18, 2025; and

WHEREAS, in accordance with the procedure established by FHA II, the Borough's affordable housing counsel filed the duly adopted HEFSP with the Program created by FHA II within 48 hours from adoption; and

WHEREAS, the Borough Council now wishes to endorse the Housing Element and Fair Share Plan adopted by the Middlesex Joint Land Use Board and seek approval of the HEFSP by the Program and Court.

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

1. The Borough Council hereby endorses the Fourth Round HEFSP previously adopted by the Middlesex Joint Land Use Board and attached hereto.
2. The Borough Council hereby directs the Borough's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.
3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.
4. This Resolution shall take effect immediately, according to law.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 199-2025**2025 SEWER BILLING WAIVED APPEALS FOR VARIOUS PROPERTIES**

WHEREAS, As per Ordinance 2067-22, all users which discharge more than 100,000 gallons of domestic sanitary wastewater per annum, shall be charged a service charge for flow, and

WHEREAS, any dispute as to the billing or charges or to the amount of the bill or calculation thereof, may be appealed, and

WHEREAS, said appeal shall be in writing and shall include in sufficient detail, the relief sought, the evidence, information or documents to support the relief sought, and

WHEREAS, as per the appeal process the proper supporting documentation was submitted and reviewed, and

THEREFORE, the following charges on the below properties have been waived or adjusted and/or a refund is due:

Block/Lot: 108/7
Original Amount: \$460.03
New Amount: \$0.00

Block/Lot: 70.03/7
Original Amount: \$1,095.30
New Amount: \$0.00

Block/Lot: 86.05/9
Original Amount: \$197.16
New Amount: \$0.00

Block/Lot: 335/38
Original Amount: \$54.76
New Amount: \$0.00

Block/Lot: 81/14.01
Original Amount: \$1215.78
New Amount: \$0.00

Block/Lot: 264/9
Original Amount: \$602.41
New Amount: \$0.00

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 200-2025

APPROVING THE MEMORANDUM OF AGREEMENT REACHED WITH USWU LOCAL 255 (DPW UNIT) - *Item Removed from Consent*

WHEREAS, the Borough of Middlesex ("Borough") and the United Service Workers Union, IUJAT, Local 255, DPW unit ("USWU") have been in negotiations for a successor collective negotiations agreement for the employees covered by the DPW agreement; and

WHEREAS, pursuant to those negotiations, the Borough and the USWU have reached a Memorandum of Agreement concerning the terms and conditions of employment for the employees covered by the DPW collective negotiations agreement; and

WHEREAS, the successor collective negotiations agreement will be effective from January 1, 2025 through December 31, 2028; and

WHEREAS, the Borough Administrator and Borough Labor Counsel have recommended ratification of the Memorandum of Agreement reached with the USWU; and

WHEREAS, the Mayor and Council having reviewed the Memorandum of Agreement with the USWU, DPW unit, and finding ratification of the Agreement is in the best interests of the Borough.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Middlesex, that the Mayor and Council hereby ratify and accept the Memorandum of Agreement between the Borough and the USWU covering the terms and conditions of employment for the employees covered by the DPW collective negotiations agreement.

NOW THEREFORE BE IT FURTHER RESOLVED, by the Mayor and Council of the Borough of Middlesex that the Borough Administrator is authorized, with the assistance of Labor Counsel, to amend the prior collective negotiations agreement between the Borough and the USWU, DPW unit, consistent with the Memorandum of Agreement, and that the Mayor and Administrator are hereby authorized to execute the new collective negotiations agreement once it has been amended and approved by Labor Counsel. This Resolution shall be effective immediately.

RESULT:	ADOPTED BY CONSENT VOTE [5 TO 0]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Griggs
ABSTAIN:	Dotey

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 201-2025

ACCEPTANCE OF STANDING REPORTS

The Governing Body hereby accepts the following Reports itemized below:

1. Acceptance of the June 2025 Fire Report.
2. Acceptance of the June 2025 Tax Totals.
3. Acceptance of the June 2025 Court Report.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 202-2025**REFUND OF 2ND QTR 2025 TAXES FOR BLOCK 5 LOT 8.02**

WHEREAS, 2nd Qtr. 2025 payment in the amount of \$4,049.50 was received and posted on 5/5/2025 for Block 5 Lot 8.02, and

WHEREAS, a wire payment was received and posted in the amount \$4,049.50 for 2nd Qtr. 2025 on 5/8/2025 for Block 5 Lot 8.02, and

WHEREAS, the title company has requested a refund for the duplicate 2nd Qtr. 2025 tax payment on behalf of the property owner; and

WHEREAS, a credit does exist on Block 5 Lot 8.02 in the amount of \$4,049.50

WHEREAS, the property owner is entitled to a refund via the mortgage company, and;

NOW THEREFORE, a check in the amount of \$4,049.50 should be made payable to:

Providence Abstract LLC
3146 State Rt 27, Suites 203-204
Kendall Park, NJ 08824

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 203-2025**APPROVING A PERSON TO PERSON TRANSFER OF PLENARY RETAIL
DISTRIBUTION LICENSE NUMBER 1211-44-005 RIKJO LIQUORS INC. TO JAI
GANPATI INC.**

WHEREAS, an application has been filed for a Person-to-Person Transfer of Plenary Retail Distribution License No. 1211-44-005, heretofore issued to Rikjo Liquors Inc.; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, that the Middlesex Borough Governing Body does hereby approve effective July 15, 2025, the Transfer of the aforesaid Plenary Retail Distribution License to Jai Ganpati Inc. and does hereby direct the Borough Clerk to endorse the license certificate to the new ownership as follows: "This license, subject to all its terms and conditions, is hereby transferred to Jai Ganpati Inc., effective July 15, 2025".

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 204-2025

**AUTHORIZING THE TAX COLLECTOR TO WAIVE 2025 SEWER BILLING APPEALS
FOR VARIOUS PROPERTIES**

WHEREAS, As per Ordinance 2067-22, all users which discharge more than 100,000 gallons of domestic sanitary wastewater per annum, shall be charged a service charge for flow, and;

WHEREAS, any dispute as to the billing or charges or to the amount of the bill or calculation thereof, may be appealed, and;

WHEREAS, said appeal shall be in writing and shall include in sufficient detail, the relief sought, the evidence, information or documents to support the relief sought, and;

WHEREAS, as per the appeal process the proper supporting documentation was submitted and reviewed, and;

THEREFORE, the following charges on the below properties have been waived or adjusted and/or a refund is due:

Block/Lot: 71/9
Original Amount: \$240.96
New Amount: \$0.00

Block/Lot: 86.02/23
Original Amount: \$690.04
New Amount: \$262.87

Block/Lot: 160/5
Original Amount: \$394.31

New Amount: \$0.00

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 205-2025

APPROVAL TO ADVANCE POLICE OFFICER JOSHUA PHAM TO POLICE OFFICER CLASS "G" AT AN ANNUAL SALARY OF \$76,810 EFFECTIVE JULY 27, 2025

WHEREAS, Police Officer Joshua Pham is eligible for advancement in grade pursuant to N.J.S.A. 38:23-4 and N.J.S.A. 38A:4-4; and

WHEREAS, Officer Pham is entitled to a military leave of absence without loss of pay (not to exceed 90 days per calendar year), or loss of time; and

WHEREAS, although no employee performance evaluations have been conducted during his federal deployment on Active Duty, Police Officer Joshua Pham is eligible for grade advancement by law; and

WHEREAS, On July 8, 2025 Chief Geist recommended Police Officer Joshua Pham be advanced in grade.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey that Police Officer Joshua Pham be and is hereby advanced in grade to Patrolman Class "G" effective July 27, 2025 at an annual salary of \$76,810.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 206-2025

HIRING OF LAUREN FRISOLI OF MIDDLESEX, NJ AS THE ADMINISTRATIVE ASSISTANT FOR THE CLERK'S OFFICE AT AN ANNUAL SALARY OF \$50,000.00, EFFECTIVE SEPTEMBER 2, 2025, PENDING A SATISFACTORY PHYSICAL AND BACKGROUND CHECK

WHEREAS, the Governing Body hereby approves the hiring of Lauren Frisoli of Middlesex, NJ, as the Administrative Assistant for the Clerk's Office; and

WHEREAS, Ms. Frisoli will be paid an annual salary of \$50,000.00, effective September 2, 2025, pending a satisfactory physical and background check; and

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Borough of Middlesex that:

1. The Governing Body hereby approves the hiring of Lauren Frisoli of Middlesex, NJ

effective September 2, 2025, at an annual salary of \$50,000.00

2. This resolution shall take effect immediately

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 207-2025

**HIRING LUIS CAMARILLO OF NEW BRUNSWICK, NJ AS PERMANENT PART TIME
SANITATION EMPLOYEE IN THE DEPARTMENT OF PUBLIC WORKS EFFECTIVE
JULY 16, 2025 - *Item Removed from Consent***

The governing body hereby hires Luis Camarillo of New Brunswick, NJ, as permanent part time employee for the DPW in the Sanitation Department effective July 16, 2025, at \$16.00 per hour, 28 hours per week. Mr. Camarillo has completed the requirements for a satisfactory physical and background check.

RESULT:	ADOPTED BY CONSENT VOTE [5 TO 0]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Griggs
ABSTAIN:	Dotey

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 208-2025

**HIRING MARK MELCHIORRE III OF MIDDLESEX, NJ AS PERMANENT PART TIME
EMPLOYEE IN THE DEPARTMENT OF PUBLIC WORKS EFFECTIVE JULY 16, 2025 -
*Item Removed from Consent***

The governing body hereby hires Mark Melchiorre III of Middlesex, NJ, as permanent part time employee for the Department of Public Works effective July 16, 2025, at \$15.49 per hour, 8 hours per week pending a satisfactory physical and background check.

RESULT:	ADOPTED BY CONSENT VOTE [5 TO 0]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Griggs
ABSTAIN:	Dotey

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 209-2025

APPROVING THE RE-APPROPRIATION OF HUD FUNDS - *Item Removed from Consent*

WHEREAS, the Housing and Community Development of Middlesex County provides funding to local governments for certain purposes of improving publicly used facilities in a designated area; and

WHEREAS, the Borough of Middlesex has been receiving and appropriating such funds throughout the designated area; and

WHEREAS, the Borough has identified unspent funds appropriated for ADA Improvements at Senior Center/Rescue Squad building; and

WHEREAS, the Borough does not currently have a project in need of ADA Improvements at that location;

THEREFORE BE IT RESOLVED, that the Borough wishes to reappropriate the HUD balances listed below to Exterior and Interior Lighting Upgrades at the Middlesex Public Library.

2021	CD2121	ADA Senior Center	\$27,579.00
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2023	CD 2325	ADA Improvements	\$10,868.45
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Councilman Carnes inquired if there were other uses of current funds.

Council discussed the requirements that need to be met for use of funds on a project under HUD.

RESULT:	ADOPTED BY CONSENT VOTE [5 TO 0]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, DeScenza, Dessino, Dotey, Griggs
ABSTAIN:	Carnes

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 210-2025

APPROVING THE PROPOSAL FROM COLLIERS ENGINEERING & DESIGN IN AN AMOUNT NOT TO EXCEED \$7,800.00 FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR THE NJBPU COMMUNITY ENERGY PLAN

WHEREAS, Colliers Engineering & Design has submitted a proposal to provide a NJBPU

Community Energy Plan; and

WHEREAS, the scope of the plan will analyze community profile data, determine where the Borough falls short, where it excels and where there is room for improvement and prepare a final report with all findings; and

WHEREAS, the work will be funded by the previously awarded NJBPU Community Energy Grant; and

WHEREAS, the engineering fees for this project include:

Task 1 - Community Energy Plan Preparation - \$6,600.00

Task 2 - Public Meeting - \$1,200.00

Estimated not to exceed project fees: \$7,800.00

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

1. The Governing Body hereby approves the proposal from Colliers Engineering & Design in an amount not to exceed \$7,800.00 for professional engineering consulting services for the NJBPU Community Energy Plan and authorize the Mayor and Borough Clerk to execute this Agreement.
2. This resolution shall take effect immediately.

NOW, FURTHER BE IT RESOLVED that funds in the amount of \$7,800.00 are available from the 2025 NJBPU Community Energy Grant in Account No. G-02-27-603-000-101.

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 211-2025

TERMINATING THE BOROUGH'S CONTRACT WITH ACCELA, INC. FOR LEGISLATIVE MANAGEMENT - AGENDA AND MINUTES SOFTWARE EFFECTIVE SEPTEMBER 30, 2025

WHEREAS, the Borough has, for a period of years, utilized the IQM2 Legislative Management program for the preparation of agendas and minutes; and

WHEREAS, the Borough has received notice that the service provided for IQM2, Accela, Inc. (d/b/a Granicus) will begin end of life protocols for the product commencing on October 1, 2025; and

WHEREAS, the Borough has procured an alternative program for the preparation of agendas and minutes in the form of Civic Plus; and

WHEREAS, the Borough holds a thirty (30) day termination option for the contract with Accela pursuant to Paragraph 4 of its contract therewith; and

WHEREAS, the Borough now seeks to exercise that clause and terminate services on September 30, 2025 and remove itself from Accela's autorenew program; and

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

1. The Borough hereby exercises the termination clause found in Paragraph 4 of the Borough's agreement with Accela.
2. The Borough hereby provides notice that its last day of required service shall be September 30, 2025.
3. The Borough Clerk is hereby directed to provide this resolution and any other appropriate notice documentation to Accela through its customer service portal at accountsreceivable@accela.com and take any other action necessary to effectuate the termination of this contract on the above date.
4. This Resolution shall take effect immediately upon final passage according to law.

NON-CONSENT AGENDA/RESOLUTIONS

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 212-2025

PAY ALL CLAIMS

THE DISBURSING OFFICERS BE AND THEY ARE HEREBY AUTHORIZED TO PAY THE ATTACHED CLAIM LIST AS PRESENTED, IF FOUND CORRECT, AND APPROVED BY THE FINANCE COMMITTEE. EXCLUDED VOUCHERS MAY BE PAID UPON BEING FOUND ACCEPTABLE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs

AGENDA WORKSHOP ITEM

PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS

EXECUTIVE SESSION

Borough Clerk Linda Chismar read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 213-2025

EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

WHEREAS, the Governing Body of the Borough of Middlesex has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public, including Personnel - Director of Zoning & Code Enforcement; Litigation - American Water & Contract Negotiations - School Board- Class III Officers/Shared Services; and

WHEREAS, the regular meeting of this Governing Body will reconvene.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Middlesex will go into closed session for the following reasons listed above as outlined in N.J.S.A. 10:4-12 and the minutes will be kept, and once the matter involving the confidentiality of the items no longer require confidentiality, the minutes can be made public.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Conahan, Council President
SECONDER:	Kevin Dotey, Councilman
AYES:	Conahan, Carnes, DeScenza, Dessino, Dotey, Griggs

Personnel - Director of Zoning & Code Enforcement

Litigation - American Water

Contract Negotiations - School Board- Class III Officers/Shared Services

ADJOURNMENT

The next Regular Meeting will be August 19, 2025

Respectfully yours,

Linda Chismar, RMC
Borough Clerk