



Borough of Middlesex

Middlesex, New Jersey

Mayor and Council Regular Meeting

Minutes

Kelsey Meixner
Borough Clerk
732 356-7400 x236
www.middlesexboro-nj.gov

Tuesday, November 25,
2025

7:00 PM

Municipal Building

I. 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.

II. SALUTE TO FLAG

III. ROLL CALL

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

Also Present:

Mayor Jack Mikolajczyk
Interim Administrator Matthew Geist
Borough Attorney Christopher Corsini

Others Absent:

IV. PRESENTATIONS

1. Pillar of Middlesex - William Winkleman

Proclamation – Pillars of Middlesex

WHEREAS, the Governing Body of the Borough of Middlesex recognizes that in order for a

community to thrive and succeed, they must rely on the service and support of its residents; and

WHEREAS, the wisdom, history, commitment, and passion that so many of our residents exhibit and extend to their neighbors and the Borough make them the Pillars of our Community; and

WHEREAS, it is in this spirit that Mayor Mikolajczyk would like to honor and recognize individuals throughout the community who have made exceptional contributions to the Borough of Middlesex; and

WHEREAS, William Winkleman has consistently demonstrated praiseworthy service, and unprecedented commitment to the Borough and its residents by being an irreplaceable asset to the Fire Department and the community as a whole; and

WHEREAS, William Winkleman has served as a member of the Middlesex Fire Department since August of 1987 when he joined the Pierce Fire Company #3 Fire Station; and

WHEREAS, William Winkleman has volunteered in the Borough as an active firefighter for over 38 years and has dedicated numerous hours helping and protecting the community with unwavering courage, leadership, and sacrifice.; and

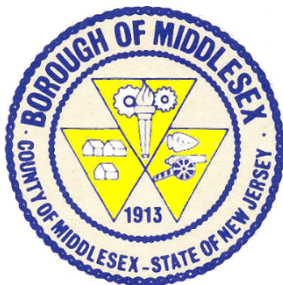
WHEREAS, William Winkleman has served in various capacities while working in the Fire Department, holding the position of Engineer in 1989, Lieutenant in 1990, Captain in 1991 and 1992, Vice President of the Pierce Fire Company #3 in 2000, and since 2001 until present he has served as President of the Pierce Fire Company #3. Currently he also holds the title of Lieutenant of the Pierce Fire Company #3 since his appointment in 2024. With every position he has demonstrated exceptional leadership, bravery, and has made a significant impact on the Borough and its residents.; and

WHEREAS, William Winkleman has devoted his life to ensuring the safety of others through volunteer service, which is the backbone of the community, ensuring the future of Middlesex, thus allowing the Borough to thrive and succeed; and

NOW, THEREFORE, I, Jack Mikolajczyk, Mayor of the Borough of Middlesex, State of New Jersey, along with the Middlesex Borough Council and on behalf of the residents of Middlesex, wish to thank William Winkleman for all of his dedication, sacrifice and labor to our community.

IN WITNESS WHEREOF, I hereby set my hand and the seal of the Borough of Middlesex to be affixed this 25th day of November, 2025.

Adopted: November 25, 2025



John "Jack" Mikolajczyk, Mayor

Mr. Winkleman thanked the Mayor and Council for the recognition, as well as all the members of the Fire Department, Jack Costa, and his family.

V. APPOINTMENTS

VI. PROCLAMATIONS

VII. ORDINANCE(S) FOR INTRODUCTION

VIII. ORDINANCE(S) FOR PUBLIC HEARING AND FINAL ADOPTION

1. **Ordinance 2158-25** AN ORDINANCE REPEALING ORDINANCE NO. 2144-25 AND AMENDING CHAPTERS 420-7, 420-56, 420-57 AND 420-59 OF THE BOROUGH LAND USE ORDINANCE OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX TO DEFINE CONTRACTOR STORAGE YARD AND TO INCLUDE CONTRACTOR STORAGE YARD AS PERMITTED CONDITIONAL USE IN THE IND INDUSTRIAL DISTRICT AND THE HI HEAVY INDUSTRIAL DISTRICT AND AMEND THE CONDITIONS REQUIRED FOR CONTRACTOR STORAGE YARD AS A CONDITIONAL USE

Repeal Ordinance #2144-25 and Replace with the following.

Red-lined areas are proposed.

Red-lined, struck-through language is proposed to be deleted from the existing ordinance.

§ 420-7. Definitions. [Amended 6-29-1993 by Ord. No. 1285; 6-29-1993 by Ord. No. 1285; 6-23-1998 by Ord. No. 1432; 12-19-2000 by Ord. No. 1515; 3-22-2011 by Ord. No. 1790; 6-26-2012 by Ord. No. 1812; 9-27-2016 by Ord. No. 1898; 5-13-2025 by Ord. No. 2151]

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

CONTRACTOR STORAGE YARD — A designated indoor and/or outdoor area where construction and trade businesses store vehicles, equipment, and materials, serving as a central operational hub for a contractor’s activities rather than temporary on-site storage for a single project. Such facilities include administrative functions and organizing staging of resources for future job sites, providing a secure and controlled environment for managing the business’s assets.

§ 420-56. IND Industrial District.

- A. Permitted principal uses. No building, structure or premises shall be used

and no building or structure shall be erected or structurally altered, except for the following uses:

1. Office buildings.
2. Research institutions and laboratories for scientific or industrial research, testing, experimentation and product development.
3. Warehousing and storage buildings, except for bulk storage of hazardous materials.
4. Wholesale operations and distribution centers.
5. Public utility activities of an industrial character, such as bus repair and maintenance yards, storage facilities, depots and stations.
6. Activities of an industrial nature, including the manufacturing, fabrication, processing, packaging and assembling of goods.
7. The processing of food and kindred products.
8. The manufacture of electrical machinery and electronics and communications equipment.
9. Metalworking, machine welding and machine shops.
10. Printing and publishing establishments.
11. ~~Any contractor's equipment or storage yards.~~ **[Amended 8-14-2023 by Ord. No. 1834]**
12. Lumberyards.
13. Retail shopping facilities and service establishments where commodities are sold or services provided primarily for a local market, such as: **[Added 12-19-2000 by Ord. No. 1515]**
 - a. Grocery stores.
 - b. Bakeries
 - c. Delicatessens.
 - d. Drug stores.
 - e. Beauty parlors.
 - f. Dry-cleaning establishments.
 - g. Garden and flower shops
 - h. Studios for instruction in art, music, dancing, etc.
 - i. Clothing stores

C. Conditional uses. The following conditional uses may be permitted, provided that all of the terms and conditions specified for the particular use in § 420-59 are complied with:

1. Commercial earth terminals.
2. Class 1 cannabis cultivation, Class 2 cannabis manufacturing, Class 3 cannabis wholesaling, Class 4 cannabis distributing, and Class 6 cannabis delivery as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.¹ Class 5 Cannabis Retailing remains a prohibited use in all zones pursuant to Chapter 321. **[Added 7-27-2021 by Ord. No. 2037]**

3. Alternate treatment centers pursuant to the New Jersey Compassionate Use Medical Marijuana Act, N.J.S.A. 24:6I-1 et seq. [Added 7-27-2021 by Ord. No. 2037]

~~3.~~ 4. Contractor storage yard.

§ 420-57. HI Heavy Industrial District.

A. Permitted principal uses. No building, structure or premise shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

1. Permitted uses prescribed in § 420-56A for the IND Industrial District.
2. Disposal businesses and transfer stations.

B. Accessory use and buildings. Uses and buildings incidental to the conduct and operation of the principal use shall be permitted.

C. Conditional uses. The following commercial uses may be permitted, provided that all the terms and conditions specified for the particular use in § 420-59 are complied with:

1. Production and processing of chemicals as a principal use.
2. Class 1 cannabis cultivation, Class 2 cannabis manufacturing, Class 3 cannabis wholesaling, Class 4 cannabis distributing, and Class 6 cannabis delivery as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.¹ Class 5 cannabis retailing remains a prohibited use in all zones pursuant to Chapter 321. **[Added 7-27-2021 by Ord. No. 2037]**

3. Alternate treatment centers pursuant to the New Jersey Compassionate Use Medical Marijuana Act, N.J.S.A. 24:6I-1 et seq. **[Added 7-27-2021 by Ord. No. 2037]**

~~3.~~ 4. Contractor storage yard.

§ 420-59. Conditional uses. [Amended 6-29-1993 by Ord. No. 1285; 12-19-2000 by Ord. No. 1515; 7-27-2021 by Ord. No. 2037; 5-13-2025 by Ord. No. 2151]

ADD:

M. Contractor storage yards. Contractor storage yards shall be permitted provided:

1. Site plan approval shall be required for all contractor storage yards.
2. A principal building must have a gross habitable floor area of at least 2,500

- square feet and cover a minimum of 20% of the lot.
3. Materials shall not be stored within required yard setbacks consisting of 15 feet to a side and 15 feet to a rear property line. All such required yards shall remain open and unoccupied. No storage of materials is permitted in the front yard.
 4. Only one contractor shall be permitted to occupy the contractor yard.
 5. Area Restrictions. Storage areas may occupy the rear yard area only.
 6. The weight limit for vehicles stored or parked overnight shall not exceed 30,000 pounds.
 7. Heavy equipment, including but not limited to wheel loaders, bulldozers, excavators, scrapers, backhoes, dump trucks, graders, off-road forklifts, rollers, road milling equipment, and similar paving equipment, shall be prohibited.
 8. All sites must be screened sufficiently as to block all contents of the yard from surrounding properties. Screening and buffer plantings shall also be required along all perimeter property lines, where existing vegetation does not provide an effective buffer or screen. Such plantings shall consist of a double staggered row of evergreen trees to form a continuous horizontal visual barrier. Such plantings shall be at least six (6) to eight (8) feet tall at the time of planting. The spacing of the plantings – center-to-center and offset of the staggered rows – shall be designed to achieve a continuous visual horizontal barrier at the time of planting. The use of earthen berms, with shorter plantings on top, to achieve the stipulated six (6) to eight (8) feet height at the time of planting, shall only be considered for approval by the Municipal Agency when it is determined that the installation of such earthen berms will not adversely impact existing vegetation that should be retained and surrounding properties.
 9. The site and its operations must comply with all performance standards outlined within Chapter 420-60.
 10. No construction waste is permitted to be stored on the property unless it is in a dumpster that has been approved by the Joint Land Use Board.
 11. Light vehicle maintenance is permitted only within the confines of a building designed for such use.
 12. The yard may be used to store contractor materials that are not hazardous or toxic such as lumber, cement, pipes, or other nonperishable building materials. Hazardous or toxic materials are defined by the New Jersey Department of Environmental Protection and/or the New Jersey Uniform Construction Code. All stored materials must be neatly organized.
 13. Contractors may conduct light maintenance or minor repairs on tools or equipment. This activity should be conducted in a manner that does not create any safety hazards or disturbance to the surrounding area.
 14. Storage containers shall be permitted in accordance with Section 420-23.1.
 15. Material stacking height. Materials shall be stacked below 8 feet in height. Approved vehicles and storage containers consistent with Section 420-23.1 shall be permitted to exceed this height, but in no case shall this height exceed 14 feet.

16. Adequate drive aisles and vehicular circulation shall be demonstrated on a site plan.
17. An inventory list detailing the materials and vehicles to be stored on the property must be submitted with the application and referenced on the site plan. The combination of the approved site plan and inventory list will serve as the documents that regulate the approved use of the property.

Mayor Mikolajczyk opened the Public Portion on the Ordinance for anyone wishing to comment.

Seeing that there were no further comments, Mayor Mikolajczyk closed the Public Portion on the Ordinance.

Councilman DeScenza stated that the section pertaining to limiting 1 contractor per storage yard should have been removed, as per Council's previous discussion.

Council will amend the Ordinance in the new year.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

IX. ADOPTION OF MINUTES

1. Approval of the October 28, 2025 Regular and Executive Meeting Minutes

RESULT:	APPROVED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

X. MAYOR'S REPORT

Mayor Mikolajczyk asked for a moment of silence in recognition of the passing of James Matula.

Mayor Mikolajczyk made the following comments:

- Christmas decorations at Victor Crowell Park have been installed.
- I was able to attend the New Jersey League of Municipalities. It was a very encouraging experience and I was able to meet with several of our vendors.
- I met with the Administrators, CFO, and the Council President to discuss the budget process and plan.
- The Senior and Police craft event at the Recreation Center was well attended and lots of fun.
- Next week we will host our town hall meeting, which will include a SWAT analysis.
- Thank you to all of the Veterans for your service.
- The state health coverage is an extreme hardship on the budget.
- Cars must be removed from snow covered streets. The Police will issue a ticket to anyone in violation.

XI. COUNCIL MEMBER REPORTS

Council President Conahan made the following comments:

- Congratulations to Bill Winkleman, our next pillar of Middlesex. His dedication to responding to almost all fire calls is a true testament to who Wink is and exemplifies all our Volunteer Firefighters. Thank you Wink!
- I want to extend, on behalf of the Mayor and Council, our deepest condolences, and sympathies to the family of Middlesex High school Senior, James Matula. The community is devastated by his loss, especially many, many current Blue Jays, as well as recent graduates including both of my kids. Middlesex Borough needs to support the Matula family, and we will with whatever they need.
- Our 2026 Reorganization meeting will be Tuesday, January 6th at 7pm.
- Congratulations to both Shannon Quinn and Jennifer Clock, who won Council seats back on November 4th. I look forward to working with you both.
- Congratulations to our Environmental Commission, led by Chairwoman Clare Levourne, for being honored as the 2025 Sustainable Jersey Rookie of the Year at last week's Annual League of Municipalities Convention.

- Thank you to the Mayor for organizing another Town Hall, which is scheduled for December 3rd from 7pm-9pm here.
- I want to thank Councilman Carnes for reinvigorating and refocusing the Film Commission into what it now is. Your hard work has paid off. Job well-done!
- Lastly, the Friends of the Library is hosting a guitar concert with Vic Leonard this Sunday at 3pm in the Community Room.
- Happy Thanksgiving to all!

Councilman Carnes made the following comments:

- The Film Commission went to Atlantic City for the League. Thank you for all the support. Opportunities are there to grow Middlesex. A building catalog of Middlesex will be made in the coming months.
- I received two phone calls complimenting Melissa and her staff for the support they give to the residents.
- The next Veterans breakfast will be December 11th.
- A loneliness around the holidays presentation will be hosted by the Senior Department.
- Thank you to the members of the Arts and Culture Committee.
- BOE - communication has not changed from their side.
- If you have any issues, please contact the Administrators.

Councilman DeScenza made the following comments:

- I attended the League.
- The Hoffman company is a Middlesex family who are relocating back in town.
- Rec report highlights:
 - On Nov 7th – over 40 children and their parents came to the Rec center to see animals for EYES OF THE WILD sponsored by Clean Communities.
 - Yoga Mini holiday session starting tonight for 4 weeks.
 - WINTER WONDERLAND is December 7th:
 - 10- craft/community business tables
 - 6- food trucks
 - Bonfire, tree lighting, entertainment, kid's activities and more.
 - Hope you can join us 2:30-6:30 on the Flying Field in MVP.

Councilman Dessino made the following comments:

- I attended the League.

- Sustainable Jersey Award - Bronze Certificate - this was not an easy accomplishment.
- MVP update - the area is ready for the playground. The rubber surface will happen in springtime most likely.
- Holiday decor installed at VCP and the panel tree will be installed next week.
- Leaf cleanup is finishing up.
- The Recycling Center will be closed the 27th-29th for the holiday.

Councilman Dotey made the following comments:

- Highlights of the Fire Department Report.
- Santa will be going around on the 20th.
- Highlights of the Court Report.
- Highlights of the Police Report.
- The Zoning Officer is enforcing the code and making progress.

Councilman Griggs made the following comments:

- Rabies Vouchers will start next year.
- Somerset County will close out their first year w us.
- The BOH meets the third Thursday of the month.
- The Shade Tree Commission meet the second Thursday of the month.
- Don't forget to register yearly for rentals.
- Highlights of the Zoning and Construction Report.
- I went to the League, learned a lot, it was a great experience.
- Congrats to Quinn and Clock on the election.

XII. ADMINISTRATOR'S REPORT

Interim Borough Administrator Matthew P. Geist and Interim Deputy Borough Administrator Leonard Vidal gave the following report:

Daisy Park – Army Corps of Engineers

Daisy Park, Drake Avenue – Block: 278, Lot 60&62, was sold to the Army Corps Real Estate Division, the remaining balance owed for the park property is \$19,700.00 from the partial payments that were made. At the same time, they purchased the property next door, Block: 278, Lot:52 for \$231,000. There have been delays in receiving final payments. The Army Corps pays the DEP, and the DEP will issue a check to the Borough. Lenny Vidal has been following this up and was hoping to receive payment before the end of the year.

Mountainview Park update

Update to Mountainview Park bathrooms

Update to Mountainview Park playground

Winter Wonderland Festival 2025

The Winter Wonderland Festival will be Sunday, December 7, 2025, from 2:30 PM – 6:30 PM in Mountainview Park. Admission is free. We ask the public to join us for our tree lighting, food trucks, vendors, bonfire, performances by local groups, music, and a visit by Santa Claus and Mrs. Claus.

Borough Holiday Decorations

DPW has been decorating the Borough for the Holidays. They installed holiday wreaths and snowflakes on all the streetscape decorative lighting from Fourth Street to Washington Avenue. They are in the process of fall clean up Boroughwide and decorating Borough Hall, Police department, Victor Crowell, and Mountainview Park.

Crafting Connections with our Community – Community Policing Initiative

Friday, November 14, 2025, at the Recreation Center from 12:30 – 2:30 PM sponsored by the Middlesex Police Department and the Department of Senior Services. We hosted approximately sixty (60) seniors that enjoyed lunch, making crafts, and discussing concerns of our senior community members. The Mayor, Interim Deputy Borough Administrator Lenny Vidal, joined several of my officers along with staff from Senior Services.

Bound Brook Shared Services Meeting

Friday, November 14, 2025, Lenny Vidal and I met with Bound Brook Administrator Jasmine McCoy, Police Chief Jason Gianotto, and EMS Director Mike Lapotasky and started dialogue to explore shared services opportunities for the future. In some cases, shared services may be a smart way to streamline operations and control long-term costs. We want to investigate ways that allow us as a municipality to consolidate resources, improve service delivery, and maintain a level of efficiency that would be difficult to achieve independently.

GIS Mapping Storm Drains – Outfalls

November 17, 2025, Lenny Vidal met with Colliers Engineering regarding GIS Mapping of all our storm drains and outfalls. Before the end of 2026 the DEP is requiring GIS (Geographic Information Systems), which is a way to visualize and analyze data on a map by layering different types of geographic information. The Borough recently processed a Purchase Order for \$120,000.00 for the cost of the mapping. It will be completed before the end of 2026.

New Jersey League of Municipalities

Councilman Dessino, Lenny and I attended the New Jersey League of Municipalities from November 18-20. While there we attended the Sustainable Jersey Annual Luncheon to support Clare Levourne from our Environmental Commission who accepted the Rookie of the Year 2025 with Rookie of the Year Award on behalf of Middlesex Borough.

Mayor Mikolajczyk, Councilman Dessino, Councilman DeScenza, and Councilman Griggs also attended the League of Municipalities. While we were there Lenny Vidal spoke to representatives from the company that we purchased our Jet-Vac Sewer Truck. The truck was purchased in early 2025 for \$422,000 with the Borough of Dunellen as a Shared Service Agreement. The vehicle was sent out for repairs under warranty, and it was expected to take months before it was returned. While it is away PARSA will provide those services if there is a sewer emergency. After Lenny spoke to the President of the company, he will try to have the Sewer truck returned in a week.

XIII. PRIVILEGE OF THE FLOOR

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

Mike Schneider, 440 High Street, stated that Clare has done a fantastic job over the last two years. Volunteerism is very fragile sometimes. I saw in the South Lincoln area major devastation of clear cut land by the Army Corps, the ecosystem is destroyed. We need to impose on them plans for replanting. The Army Corps master plan is antiquated.

Claire Lavourne, 809 Grandview, questioned who negotiates with the Army Corps on the Lincoln area project and inquired how the public is being notified of changes and plans.

Dave Polakiewicz, 240 Hazelwood Avenue, commented on the cutting of trees discussed by the Environmental Commission Members and inquired if anyone was aware of the scope of the project. He stated that the Greenbrook Flood Commission is not forthcoming with information. Mr. Polakiewicz suggests having a discussion twice a year during a meeting to check in on the smaller committees.

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

XIV. NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS:

1. **Resolution 309-2025** Authorizing the Mayor to Execute the Community Solar Municipalities Services Agreement with Solar Simplified

The Governing Body hereby authorize the Mayor to execute the Community Solar Municipalities Services Agreement with Solar Simplified.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
2. **Resolution 310-2025** A Resolution Creating and Implementing a Long-Range Plan to Address Drainage Issues

WHEREAS, the Governing Body declares that it is in the best interests of the community to address drainage problems in a comprehensive and orderly fashion that aligns with N.J.S.A 59:1.1, et seq., and

WHEREAS, New Jersey Statute Section 59:1-1, et seq., provides limitations on liability for public entities for conditions of public property where the public entity exercises appropriate discretion in the allocation of funds for public improvements. The limitation of liability is commonly known as “scarce resource immunity,” and

WHEREAS, the Legislature in NJSA 59: 1-2 quoted Chief Justice Joseph Weintraub by declaring that:

“The Legislature recognizes the inherently unfair and inequitable results which occur in the strict application of traditional doctrine of sovereign immunity. On the other hand, the Legislature recognizes that while a private entrepreneur may readily be held liable for negligence within the chosen ambit of his activity, the area within which government has the power to act for the public good is almost without limit and therefore government should not have the duty to do everything that might be done.”; and

WHEREAS, NJSA 59:2-3 (c) provides:

“A public entity is not liable for the exercise of discretion in determining whether to seek or whether to provide the resources necessary for the purchase of

equipment, the construction or maintenance of facilities, the hiring of personnel, and in general, the provision of adequate services;” and

WHEREAS, NJSA 59:2-3 (d) provides:

“A public entity is not liable for the exercise of discretion when, in the fact of competing demands, it determines whether or not to utilize or apply existing resources, including those allocated for equipment, facilities and personnel unless a court concludes that the determination of the public entity was palpably unreasonable;” and

WHEREAS, this resolution is narrowly limited to outlining the application of scarce resources for the purpose of addressing the overall health, safety, and welfare of the general community; and

WHEREAS, the Governing Body hereby determines that the appropriate way to continue to address this wide-ranging community-wide issue is as follows.

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

1. The Borough Administrator shall direct the Borough Engineer or other designee to prepare a Watershed Assessment by developing an electronic infrastructure map that delineates the location of the stormwater features that are owned or operated by the municipality, including easements and features owned by others in the community.
2. The Borough Administrator shall direct that the Borough Engineer or other designee prepare a Watershed Improvement Plan Report including:
 - a. A summary of proposed flood prevention improvement projects, both public and private.
 - b. The proposed implementation schedule.
 - c. Costs, broken down by project and year.
 - d. Funding opportunities.
3. Each year, as part of the annual budget process, the Borough Administrator may include in the long-term capital plan sufficient funds to implement this Watershed Improvement Plan over a reasonable period, considering other demands on municipal scarce resources.
4. Each year, as part of the annual budget process, the Borough Administrator may include the current year operating budget and sufficient capital budget funds to implement this Watershed Improvement Plan over a reasonable period, considering other demands on municipal scarce resources.
5. Each year, if limited resources require allocation as part of the annual process, the Borough Administrator may identify the work that can be completed and the work that cannot be completed or addressed.
6. Failure to appropriate funds or failure to spend an appropriation shall be deemed as an exercise of governmental discretion in the face of competing demands.

7. Every two years, the Borough Administrator may direct the Borough Engineer or his designee to update the Watershed Assessment and the Watershed Improvement Plan as appropriate.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

3. **Resolution 311-2025** Acceptance of Standing Reports

The Governing Body hereby accepts the following Reports itemized below:

- 1) Acceptance of the October 2025 Fire Report.
- 2) Acceptance of the October 2025 Tax Totals.
- 3) Acceptance of the October 2025 Municipal Court Report.
- 4) Acceptance of the October 2025 Police Report.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

4. **Resolution 312-2025** Authorizing the Mayor to Execute the Renewal Contract with GovPilot for the Clerk's Department Licensing Software Effective January 1, 2026 through December 31, 2028

The Governing Body hereby authorizes the Mayor to execute the Renewal Contract with GovPilot for the Clerk's Department Licensing Software Effective January 1, 2026 through December 31, 2028.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey

AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

5. **Resolution 313-2025** Authorizing the Mayor to Execute the Employment Agreement Between the Borough of Middlesex and Chief of Police Matthew P. Geist

Authorizing the Mayor to execute the Employment Agreement between the Borough of Middlesex and Chief of Police Matthew P. Geist effective January 1, 2026, through December 31, 2031.

Item removed from consent.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	Jeremiah Carnes

6. **Resolution 314-2025** Authorizing Added Lien Tax for the Clean-Up Costs Incurred From Violations of the Property Maintenance Code for Block 273, Lot 20

WHEREAS, Code violations, specifically 317-11A(1), were determined to exist requiring the removal of trash, debris, and rubbish and;

WHEREAS, the responsible parties did not perform the work necessary to alleviate the violations. To provide for public health and safety, the Department of Code Enforcement engaged the services of outside vendors to perform the clean-up, maintenance and removal of debris; and,

WHEREAS, the Department of Code Enforcement has provided invoices from said outside vendors detailing the costs of clean-up and removal in the amount of \$4,263.00 (Exhibit A), and;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the

Borough of Middlesex, County of Middlesex, State of New Jersey as follows:

1. The Tax Collector is hereby directed to place an Added Tax Lien. The lien will be billed against the February 2026 quarter taxes, and the Collector will send out a bill upon notification of passage of this resolution and allow suitable amount of time consistent with tax billing for the payment of said amount without interest. At expiration of that time, interest will accrue at the level established in accordance with N.J.S.A. 54:4-67.
2. The following are the addresses and amounts authorized by this resolution:

Block: 273
Lot: 20
Address: 110 Wilton Avenue
Amount: \$4,263.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
7. **Resolution 315-2025** Appointing Mayensi Recinos Deputy Clerk Effective November 26, 2025

WHEREAS, the Governing Body appoints Mayensi Recinos as the Deputy Clerk for the Borough of Middlesex effective November 26, 2025; and

WHEREAS, upon successful completion of each required class for the Registered Municipal Clerk Certification (5 total classes) she will be entitled to a \$750.00 increase; and

WHEREAS, she will be considered for an additional increase to be determined once she has received her Registered Municipal Clerk Certification.

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

1. The Governing Body hereby appoints Mayensi Recinos as the Deputy Clerk of the Borough of Middlesex. Upon successful completion of each required class for the Registered Municipal Clerk Certification, she will be entitled to a \$750.00 increase, and upon attaining the Registered Municipal Clerk Certification, she will be considered for an additional increase in an amount to be determined.

2. This resolution shall take place immediately.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

8. **Resolution 316-2025** Governor’s Council on Substance Use Disorder (GCSUD) Alliance to Prevent Substance Use Disorder

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Abuse Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, the Middlesex Borough Council of the Borough of Middlesex, County of Middlesex, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and

WHEREAS, the Middlesex Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance abuse disorder in our community; and

WHEREAS, the Middlesex Borough Council has applied for funding to the Governor’s Council on Substance Use Disorder through the County of Middlesex;

NOW, THEREFORE, BE IT RESOLVED by the Borough of Middlesex, County of Middlesex, State of New Jersey hereby recognizes the following:

1. The Middlesex Borough Council does hereby authorize submission of a strategic plan for the Middlesex Borough Municipal Alliance grant for fiscal year 2027 in the amount of:

GCSUD Grant	\$9,951.00
Cash Match	\$2,487.75

In-Kind \$7,463.25

2. The Middlesex Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

9. **Resolution 317-2025** 2025 Sewer Billing Waived Appeals for Block/Lot: 161/ 5.01

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: 161 / 5.01
Original Amount: \$87.62
New Amount: \$0.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth

	Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

10. **Resolution 318-2025** Authorizing the Sale of a 2015 Falcon Asphalt Trailer to the Borough of Manville in the amount of \$5,000

WHEREAS, the Borough of Middlesex has determined that the 2015 Falcon Asphalt Trailer, Vin #1F9P41723FM339355 is no longer needed for public use and is declared surplus; and

WHEREAS, the sale of surplus government property is governed by N.J.S.A. 40A:12-13. The statute provides that the sale of any property owned by a municipality may be sold by private sale when sold to another government agency; and

WHEREAS, the Borough of Manville wishes to purchase the 2015 Falcon Asphalt Trailer, Vin #1F9P41723FM339355 from the Borough of Middlesex in the amount of \$5,000.00; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough of Middlesex, County of Middlesex, State of New Jersey, that the Purchasing Agent is hereby authorized to sell the surplus personal property to the Borough of Manville; and

BE IT FURTHER RESOLVED, by the Governing Body of the Borough of Middlesex, County of Middlesex, State of New Jersey, that the 2015 Falcon Asphalt Trailer, Vin #1F9P41723FM339355 is hereby declared surplus and is sold to the Borough of Manville in the amount of \$5,000.00.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

11. **Resolution 319-2025** Permitting the Consumption of Alcoholic

Beverages for the Winter Wonderland Festival to Be Held at Mountain View Park on Sunday, December 7, 2025 Between 2:30 PM and 6:30 PM

WHEREAS, the Middlesex Recreation Department will hold their Winter Wonderland Festival at Mountain View Park on December 7, 2025 between the hours of 2:30 pm and 6:30 pm; and

WHEREAS, pursuant to Section 301-14 (i) of the Borough’s Municipal Code, alcoholic beverages may be served by legitimate organizations or groups for picnics or social events upon the issuance of a special permit by the Middlesex Borough Council; and

WHEREAS, it is necessary to waive the sixty-day pre-event application period of this application in consideration of the parallel permit requirements of the New Jersey Alcoholic Beverage Commission;

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

1. Pursuant to the authority conferred to the Governing Body through Section 301-14(i) of the Borough’s Municipal Code, a special permit for the Winter Wonderland Festival to be held by the Middlesex Recreation Department for the Middlesex Elks to serve alcoholic beverages at Mountain View Park on December 7, 2025 between the hours of 2:30 pm and 6:30 pm is hereby issued.
2. As a condition of this special permit, the Middlesex Elks shall comply with all Federal, State, County, and local rules and regulations and comply with all terms of the event permit issued by the Borough of Middlesex.
3. The Middlesex Elks shall also apply for, be granted, and provide to the Borough Clerk a valid Social Affairs Permit as issued by the New Jersey Alcoholic Beverage Commission.
4. This resolution shall take effect immediately upon final passage according to law.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
12. **Resolution 320-2025** Approving the Reimbursement of \$45.00 to Raising Cane's Chicken Fingers for Overpayment on a Temporary Board of Health License

The Governing Body hereby approves the reimbursement of \$45.00 to Raising Cane's Chicken Fingers, 6800 Bishop Rd., Plano, TX 75024 for overpayment on a Temporary Board of Health License.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
13. **Resolution 321-2025** Approving Change Order #1, Decreasing the Total Amount of the Contract for the 2024 NJDOT State Aid Project - First St, Second St and Seneca Ave by \$3,120.54

WHEREAS, Top Line Construction Corp, was awarded the contract for 2024 NJDOT Road Construction Project on December 17, 2024 in the amount of \$752,224.82; and

WHEREAS, Change Order #1- Final, which reflects a \$3,120.54 decrease in the total amount of the contract for the 2024 NJDOT State Aid Road Construction Project. This will bring the total contract amount for this project to \$749,104.28.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey that the following change order is hereby approved.

Original Contract Sum:	\$752,224.82
Change Order #1- Final	(\$3,120.54)
NEW CONTRACT SUM:	\$749,104.28

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

14. **Resolution 322-2025** Authorizing the Purchase of a New Fire Apparatus for the Fire Department under Sourcewell Contract E-One# 113021-RVG-1Contract

WHEREAS, as a member of Sourcewell National Co-op, the Governing Body of the Borough of Middlesex wishes to purchase a new Fire Apparatus for the Fire Department under Sourcewell Contract E-One# 113021-RVG-1Contract; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Contracts Law, 40A:11-12; and

WHEREAS, Absolute Fire Protection Company, Inc is under Sourcewell National Co-op for the purchase of an E-One Typhoon eMAX Rescue Pumper Fire Apparatus ; and

WHEREAS, the cost for the lease purchase of a new Fire Apparatus from Absolute Fire Protection Company Inc, through Tax-Exempt Leasing Corp is (7) annual installments of \$176,134.80 and a \$200,000 down payment; and

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey that the appropriate Borough Officials are hereby authorized to purchase a new Fire Apparatus from Absolute Fire Protection Company, Inc, utilizing the Sourcewell Contract E-One# 113021-RVG-1Contract; and

NOW BE IT FURTHER RESOLVED, that the CFO hereby certifies that the funds in the amount not to exceed \$200,000 are available for the down payment in the 2023 Capital Budget – Fire Dept, Acct Number: C-04-23-095-000-075 and 2025 Capital Budget – Fire Dept, Acct Number: C-04-25-154-000-075. Future payments will be appropriated accordingly in subsequent capital budgets.

Caroline Benson, CFO

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

15. **Resolution 323-2025** Authorizing the Transfer of Funds for the 2025

Operating Budget and 2025 Swim Pool Budget

The CFO/Treasurer hereby authorizes the transfer of funds for the 2025 Operating Budget and 2025 Swim Pool Budget

Department	From	To
Municipal Clerk - S&W	\$11,000.00	
Finance - S&W	\$3,000.00	
Environmental - Engineering	\$5,000.00	
Code Enforcement - S&W	\$9,000.00	
Flood Plain - Manager	\$7,500.00	
Health Insurance Waiver	\$5,000.00	
Police Dept - S&W	\$70,000.00	
Police Dept - New Hires	\$15,000.00	
Board of Health - Legal	\$5,000.00	
Medical Transport - S&W	\$10,000.00	
Parks Dept - S&W	\$10,000.00	
Water	\$12,000.00	
Legal - Borough Attorney		\$10,000.00
Legal - Police Labor		\$10,000.00
Group Insurance		\$125,000.00
Electricity		\$10,000.00
Street Lighting		\$7,500.00
	\$162,500.00	\$162,500.00
Swim Pool S&W	\$10,000.00	
Swim Pool O&E		\$10,000.00
	\$10,000.00	\$10,000.00

RESULT: **ADOPTED**
MOVER: Council President Michael Conahan
SECONDER: Councilman Kevin Dotey
AYES: Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS: None
ABSTAINED: None

-
16. **Resolution 324-2025** Authorizing the Treasurer to Cancel All Outstanding Checks from the Trust Account Dated Prior to December 31, 2024 Totaling \$750.68

The Governing Body hereby authorizes the Treasurer to cancel all outstanding checks from the Trust Account dated prior to December 31, 2024 totaling \$750.68.

<u>Check#</u>	<u>Amount</u>	<u>Check Date</u>
284	\$ 250.00	12/21/2022
425	\$ 100.68	7/26/2023
468	\$ 120.00	8/23/2023
753	\$ 120.00	7/24/2024
762	\$ 160.00	7/24/2024
Total	\$ 750.68	

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
17. **Resolution 325-2025** Special Items of Revenue and Appropriation

WHEREAS, N.J.S.A. 40A:87 provides 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 items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Middlesex, County of Middlesex, hereby requests that the Director of Local Government Services approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$13,819.54, which item is now available as a revenue from the National Opioid Settlement Fund;

BE IT FURTHER RESOLVED that the like sum of \$13,819.54 is hereby appropriated under the caption of “National Opioid Settlement Fund”; and

BE IT FURTHER RESOLVED that the above is a result of a State Settlement Agreement of \$13,819.54 from the National Opioid Settlement Fund.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

18. **Resolution 326-2025** Authorizing the Release of Developer Escrow Inspection Fees Balance

WHEREAS, developers are required to deposit monies with the Borough for the purposes of offsetting Borough professional costs to review plans or to inspect approved development and for the purpose of ensuring the satisfactory completion of public or private improvements; and

WHEREAS, these deposited monies, following all necessary withdrawals to cover Borough expenses or costs, may be released upon satisfactory completion of work, receipt of review board decisions, or completion of guaranteed work, upon passage of a Borough resolution authorizing such release.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Middlesex that the following guarantee amounts or account balances, with interest adjustments as prescribed by state and local laws, may be released to the depositor of record.

 400 Market St Middlesex LLC 2022-004 Inspection Escrow
Account

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

19. **Resolution 327-2025** Authorizing the Treasurer to Cancel All Outstanding Checks from the Current Operating Account Dated Prior to December 31, 2024 totaling \$8,195.72.

The Governing Body hereby authorizes the Treasurer to cancel all outstanding checks from the Current Operating Account dated prior to December 31, 2024 totaling \$8,195.72.

<u>Ck#</u>	<u>Amount</u>	<u>Ck Date</u>
52434	\$150.00	4/27/2022
52801	\$6.29	8/11/2022
52808	\$3.35	8/11/2022
52815	\$3.90	8/11/2022
52881	\$89.13	8/24/2022
53208	\$44.13	11/23/2022
53430	\$482.00	12/21/2022
53439	\$3,037.85	12/21/2022
53831	\$3,015.90	3/30/2023
53956	\$15.00	4/26/2023
54723	\$675.00	10/11/2023
55490	\$40.00	4/24/2024
55546	\$375.00	4/24/2024
55666	\$165.80	5/15/2024
56374	\$1.59	10/9/2024
56642	\$90.78	12/18/2024

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

20. **Resolution 328-2025** Authorizing the Treasurer to Cancel All Outstanding Checks from the Animal Trust Account Dated Prior to December 31, 2024 Totaling \$40.00

The Governing Body hereby authorizes the Treasurer to cancel all outstanding checks from the Animal Trust Account dated prior to December 31, 2024 totaling \$40.00.

<u>Check#</u>	<u>Amount</u>	<u>Check Date</u>
---------------	---------------	-------------------

52	\$ 10.00	2/1/2023
54	\$ 10.00	2/1/2023
56	\$ 10.00	3/8/2023
58	\$ 10.00	6/28/2023
Total	\$ 40.00	

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
21. **Resolution 329-2025** Authorizing the Treasurer to Cancel All Outstanding Checks from the Payroll Account Dated Prior to December 31, 2024 Totaling \$1,934.07

The Governing Body hereby authorizes the Treasurer to cancel all outstanding checks from the Payroll Account dated prior to December 31, 2024 totaling \$1,934.07.

<u>Ck#</u>	<u>Ck date</u>	<u>Amount</u>
21096	5/20/2022	\$67.59
21457	9/9/2022	\$295.68
21467	9/9/2022	\$941.13
21810	6/16/2023	\$220.48
22296	5/3/2024	\$302.34
22297	5/3/2024	\$106.85

Item removed from consent.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None

ABSTAINED: None

22. **Resolution 330-2025** Recording of a Tax Sale Certificate

WHEREAS, at tax sale a property was struck off to the municipality as result of no bidders, and,

WHEREAS, Pursuant to N.J.S.A. 54:5-50, tax sale certificates must be recorded, and,

WHEREAS, the property is known on the tax maps as Block 318, Lot 43, and;

NOW THEREFORE, the Tax Collector is hereby authorized to issue a check in the amount of \$13.00 to record a tax sale certificate from the November 18th, 2025 tax sale.

The check should be made payable to:

Middlesex County Clerk
P O Box 1110
New Brunswick, NJ 08903-1110

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

23. **Resolution 331-2025** Authorizing the Release of Developer Escrow Inspection Fees Balance

WHEREAS, developers are required to deposit monies with the Borough for the purposes of offsetting Borough professional costs to review plans or to inspect approved development and for the purpose of ensuring the satisfactory completion of public or private improvements; and

WHEREAS, these deposited monies, following all necessary withdrawals to cover Borough expenses or costs, may be released upon satisfactory completion of work, receipt of review board decisions, or completion of guaranteed work, upon passage of a Borough resolution authorizing such release.

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

Middlesex that the following guarantee amounts or account balances, with interest adjustments as prescribed by state and local laws, may be released to the depositor of record.

Straight Edge Striping	P2017-03	Inspection Escrow Account
Straight Edge Striping	P2017-03	Cash Performance Bond

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

24. **Resolution 332-2025** Reimbursement of Late Fee for a Dog License in the Amount of \$10.00 to Jennifer Maeda Due to Duplicate License

The Governing Body hereby approves the reimbursement of the late fee for a Dog License in the amount of \$10.00 to Jennifer Maeda, 100 Hamiltonian Gardens, Middlesex, NJ due to a duplicate license.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

25. **Resolution 333-2025** Appointing EB Employee Solutions, LLC, DBA as the Difference Card to Provide HRA Services for Middlesex Borough for 2026

WHEREAS, the Employer Insurance Commission (hereinafter the “COMMISSION” or “COMMISSIONERS” as appropriate) is an agency of the **Middlesex Borough** and is subject to certain requirements of the Local Public Contracts Law; and

WHEREAS it is the **Middlesex Borough’s** intention to offer our employees the opportunity to enroll in NJD/FRE 2035+ Difference Card with a fully funded Health Reimbursement Account in the amount of \$16,960 for each employee regardless of level of coverage (single, member/spouse, parent/child and family) to be effective January 1, 2026 and

NOW THEREFORE BE IT RESOLVED THAT:

1. The EB Employee Solutions, LLC dba as The Difference Card (hereinafter the VENDOR) with a business address of 200 Business Park Drive, Suite 311, Armonk, NY 10504 is appointed to provide HRA Services for the period of January 1, 2026 through December 31, 2026.

BE IT FURTHER RESOLVED THAT: All associated fees due to the VENDOR will be paid by the Borough directly to the VENDOR.

BE IT FURTHER RESOLVED THAT: The Borough is hereby authorized to execute contracts between the Borough and the VENDOR set forth in this resolution with terms and conditions as required by the Borough.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
26. **Resolution 334-2025** Authorizing the Mayor to Execute the Annual Account Service Agreement Between EB Employee Solutions, LLC And Middlesex Borough Effective January 1, 2026

The Governing Body authorizes the Mayor to execute the Annual Account Service Agreement between Middlesex Borough and EB Employee Solutions, LLC in order to utilize the Difference Card Program effective January 1, 2026.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
27. **Resolution 335-2025** Authorizing a Stipend of \$5,000 for Sally Lynch of the Department of Public Works for Additional Duties Related to Administration

WHEREAS, Sally Lynch is presently employed as an Administrative Assistant in the Middlesex Borough Department of Public Works; and

WHEREAS, the Borough seeks to increase Ms. Lynch's administrative responsibilities on a temporary basis to assist Interim Deputy Administrator Leonard Vidal (concurrently serving as Superintendent of Public Works) in the conduct and performance of his duties as Interim Deputy Administrator; and

WHEREAS, the Borough has determined that a stipend of \$5,000 shall be paid to Ms. Lynch on a pro rata yearly basis in consideration for the increased administrative responsibilities described above; and

WHEREAS, the aforementioned stipend shall be considered temporary and shall be payable concurrently during the service of Interim Deputy Administrator Leonard Vidal in the course of his duties as Interim Deputy Administrator and shall be revocable upon a change in circumstance concerning the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey, a stipend shall be paid to Sally Lynch of the Department of Public Works in the amount of \$5,000 to per paid per annum on a pro rata basis pursuant to the terms and conditions stated above.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
28. **Resolution 336-2025** Authorizing a Stipend of \$5,000 for Robyn Seif of the Middlesex Borough Police Department for Additional Duties Related to Administration

WHEREAS, Robyn Seif is presently employed as an Administrative Assistant in the Middlesex Borough Police Department; and

WHEREAS, the Borough seeks to increase Ms. Seif's administrative responsibilities on a temporary basis to assist Interim Administrator Matthew Geist (concurrently serving as Chief of Police) in the conduct and performance of his additional duties as Interim Administrator; and

WHEREAS, the Borough has determined that a stipend of \$5,000 shall be paid to Ms. Seif on a pro rata yearly basis in consideration for the increased administrative responsibilities described above; and

WHEREAS, the aforementioned stipend shall be considered temporary and shall be payable concurrently during the service of Interim Administrator Matthew Geist in the course of his duties as Interim Administrator and shall be revocable upon a change in circumstance concerning the foregoing.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey, a stipend shall be paid to Robyn Seif of the Middlesex Borough Police Department in the amount of \$5,000 to per paid per annum on a pro rata basis pursuant to the terms and conditions stated above.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

29. **Resolution 337-2025** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption to Block 13 Lot 5

WHEREAS, pursuant to N.J.S.A. 54:5-54, a lien has been redeemed by the owners or those persons having an interest, and the purchasers of said property are legally entitled to receive redemption funds in the following specific amounts, and;

WHEREAS, the interest and payments on the following Tax Title Lien Redemptions were calculated for November 25, 2025, and;

NOW, THEREFORE, BE IT RESOLVED the Tax Collector is hereby authorized to issue a check to the lien holder in the following amount(s):

Date of Sale: 12/07/2021

Block/Lot: 13 / 5

Amount: \$71,336.06

Premium: \$65,000.00

Certificate: 20-00003

Payable To: Fundpality II, LLC
100 N LaSalle St.
Suite 710
Chicago, IL 60602

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

XV. NON-CONSENT AGENDA/RESOLUTIONS:

1. **Resolution 338-2025 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
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

XVI. AGENDA WORKSHOP ITEM

1. E-bikes & E-scooters

Interim Administrator Geist discussed the draft Ordinance proposed by Police and the need for regulations to manage public spaces and safety. Enforcement is needed in order to move the vehicles off sidewalks and onto the street. There are no State regulations at this time. The Borough has received complaints about the vehicles at the Parks.

Council discussed the various types of bikes and speed. They talked about the safety concerns and behavior issues exhibited by riders.

Council will review the Ordinance individually and send recommendations to Interim Administrator Geist. Consensus was received to move forward.

XVII. PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS

Mayor Mikolajczyk opened the Privilege of the Floor on Agenda Workshop Items for anyone wishing to comment.

Vincent Pileggi , 608 Clinton Ave, commented on the bikes in the Parks and stated that an ordinance is already in the code to disallow the use in the Parks. He also questioned if there are age restrictions within the proposed ordinance.

Claire Lavourne, 809 Grandview, commented on dropping Route 28 down to two lanes.

Bruce Sanders, 10 Venice Avenue, questioned if the State has any guidelines on bikes the Borough could utilize. He suggested keeping the regulations simple, having lighting requirements, and to base it off the rules of the road..

Seeing that there were no further comments, Mayor Mikolajczyk closed the Privilege of the Floor on Agenda Workshop Items.

XVIII. EXECUTIVE SESSION

1. **Resolution 339-2025** 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: Contract Negotiations - Sewer, Contract Negotiations - Municipal Pool Finance, Public Safety - Park Policies, Contract Negotiations – Building Access/Operating Hours; 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 reason 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
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Jeremiah Carnes, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Robert Dessino
NAYS:	None
ABSTAINED:	None

-
- 2.
1. Contract Negotiations - Sewer
 2. Contract Negotiations – Municipal Pool Finance
 3. Public Safety - Park Policies
 4. Contract Negotiations – Building Access/Operating Hours

XIX. ADJOURNMENT

1. The next Regular meeting will be December 16, 2025.

Respectfully yours,

Kelsey Meixner
Deputy Clerk