



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, December 16,
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

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

Also Present:

Interim Administrator Matthew Geist
Borough Attorney Christopher Corsini

IV. PRESENTATIONS

1. Citizen of the Year - Clare Levourne

Mayor Mikolajczyk spoke about Clare's volunteerism and dedication to the Borough.

Clare thanked the Mayor and Council for the honor and for restarting the Environmental Commission. She spoke upon the Commission's achievement of Rookie of the Year and thanked her family, the Environmental Commission and

the Green Team for all of the support.

2. Citations - Environmental Commission - Rookie of the Year

Mayor Mikolajczyk acknowledged the members of the Environmental Commission for their outstanding work on achieving Rookie of the Year.

3. Citations - Councilman Carnes & Councilman Dessino

Councilman Carnes made the following comments:

Councilman Carnes spoke about his time serving on Council and the importance of getting involved within the community.

Councilman Dessino made the following comments:

As I come to the end of my term, I first want to thank the residents of Middlesex for putting your trust in me and voting for me. It has truly been an honor to serve this town.

I also want to thank my wife and my family for their understanding and support, especially for accepting the many times I was away from home to fulfill my duties. I couldn't have done this without you.

Thank you to all of our emergency service volunteers for everything you do to keep our community safe.

To our Mayor, to all past and current council members, and to our newly elected council members Shannon Quinn and Jen Clock, it has been a privilege working alongside you. There will always be critics and residents questioning your decisions, but I encourage you to always vote with your hearts and do what you believe is best for the community.

One of my favorite quotes says it best: "You will never be criticized by someone doing more than you, only by someone doing less."

I would also like to thank all of the dedicated staff at Borough Hall, Recreation, Senior Services, and our Library. Your hard work behind the scenes is what keeps this town running every day.

I want to especially thank Police Chief Matt Geist and his entire department. Under his leadership, Middlesex has become one of the safest communities in New Jersey, and we are grateful for the professionalism and dedication of our police officers.

In addition to my council responsibilities, I was proud to serve as liaison to the JLUB, the Swim Pool Commission, and the Environmental Committee. But the department that is especially dear to me is the DPW, where I was employed for over 35 years and now serve as the liaison.

Lenny, our DPW Superintendent, and I go back many years, and it's not surprise that under his leadership, and with all of his dedicated and hardworking guys, this department is one of the best in the area. Even though my term as liaison is over, he still may see me stopping by for coffee during the week.

In closing, I truly love the Town of Middlesex. Thank you all for the opportunity to serve. I wish everyone a Merry Christmas, Happy Holidays, and a Happy New Year.

V. APPOINTMENTS

1. Accepting the Resignation of Justine Decker from the Film Commission

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

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2. Appointing Melissa Ziomek as a Member of the Film Commission

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

VI. PROCLAMATIONS

VII. ORDINANCE(S) FOR INTRODUCTION

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

IX. ADOPTION OF MINUTES

1. Approval of the November 26th Regular and Executive Meeting Minutes

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

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2. Approval of the December 3rd Special Meeting Minutes

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

X. MAYOR'S REPORT

Mayor Mikolajczyk made the following comments:

- The updated town hall presentation will be going up soon.
- DPW has done a great job with all of the snow removal.
- Highlights of the workshop item.
- Action will be taken after executive session.
- DPW and the Police handled the tragic funeral well.
- We are very lucky in the Borough to have dedicated volunteers and Council Members.

- The 24 ft tree at Victor Crowell Park looks great.
- Happy Holidays

XI. COUNCIL MEMBER REPORTS

Council President Conahan made the following comments:

- Congratulations to Clare Levourne, our Citizen of the year. Thank you, Clare, for all of your efforts and patience with a small municipal government like ours.
- Congratulations to the entire Environmental Commission – in less than two years, you have all done a remarkable job.
- I want to congratulate all 3 police officers who received promotions tonight: Daniel, Brandon, and David.
- I thought this year's Winter Wonderland Festival was the best in several years and was very well attended. Thank you to all who participated, attended, and to those volunteers who helped for the entire duration, especially our Fire Department who maintained the fire, and our OEM.
- I want to thank outgoing Fire Chief, Ken Bartok, who I got to know very well over the last 2 years and did an excellent job as Chief. I also want to congratulate the new incoming Fire Chief, Shawn Young. I look forward to working with you.
- Thank you, Lenny, and your team, at DPW for your persistence and resilience in getting the new MVP bathroom installed yesterday.
- I want to again thank Karen Wick in our construction office, she along with Matthew, are carrying the load while Michelle is out.
- As we close out 2025, I want to thank our residents for their continued support. I want to also thank all of our Borough Staff, both full-time and part-time, for their hard work during another challenging year. I would also like to thank all of our volunteers who dedicate hours and hours of their free time to continually make our town better. These volunteers are the backbone of Middlesex.
- Thank you to Matt and Lenny for the last 3 months- you both are "The Dream Team" and we appreciate your efforts so far.
- Thank you to all involved with the Winter Newsletter, especially our Clerk, Kelsey.
- Tomorrow at 6PM, will be the ring ceremony for the High School State Championship Boys Baseball Team, at the High School prior to the BOE meeting.
- Lastly, and most importantly, I want to thank Councilman Dessino and Councilman Carnes for their support over the last 3 years, as well as their dedication to Middlesex. The 3 of us ran together, me for an

- unexpired term, in 2022. It's been an interesting and exciting 3 years for sure. Councilman Carnes and I have endured some good times and bad times, but good always prevails. We spoke today about some of the joint initiatives that we spearheaded together, including improving our parks, creating the Parks Improvement Committee, making live streaming Council meetings a reality after 6 years, plus several more. I look forward to hearing about your next chapter on the Board of Education and am always here to help. Councilman Dessino has been the best I've seen up here so far, and I will personally miss him. He will be impossible to replace because he does it all, rolls up his sleeves and puts the time in required to move things forward in a small town. He is like Cal Ripken and Pete Rose rolled into one, dedicated to making his hometown better each and every day. I stopped asking him to run again about a year ago because I know he is ready to enjoy retirement and spend more time with his family, especially his granddaughter in Philadelphia. He gave back to his community so much and now is walking away on top, like a champion. You will be missed my friends. Thank you both: Bobby and Jeremiah.
- Merry Christmas, Happy Holidays, and Happy New Year to all!

Councilman Carnes made the following comments:

- Thank you to the Film Commission and welcome new members.
- The Culture and Arts are doing wonderful things.
- The Grant writer is doing great work.
- Thank you Mayor for your leadership.
- We need to leave open land space.

Councilman Dessino made the following comments:

- Thank you Environmental Commission for all the work you have done.
- Great job with the storm cleanup.
- JLUB does a great job.

Councilman DeScenza made the following comments:

- Highlights of the Recreation Report.
- The Swim Pool Commission will meet tomorrow.
- The Library Board has expressed concerns over the Legacy Signs.
- Happy Holidays

Councilman Dotey made the following comments:

- Highlights of the Police Report.
- Highlights of the Fire Report.
- Highlights of the Court Report.
- Congrats Clare, you have done an incredible job.
- Thank you to all of the volunteers.
- Communication has greatly improved with the new administration.
- Happy Holidays

Councilman Griggs made the following comments:

- The Shade Tree Commission are trying to save costs and help residents.
- The Shade Tree Commission meets the second Thursday of the month.
- Victor Crowell Park looks great.
- Thank you Clare and the Environmental Commission.
- Winter Wonderland has a great turnout.

XII. ADMINISTRATOR'S REPORT

Interim Administrator Geist and Interim Deputy Administrator Vidal made the following comments:

Snow Removal and Clean Up

Winter Storm, Sunday, December 14, 2025

Pothole Reporting

With the first snowfall, we anticipate potholes forming. Residents may report potholes to the Department of Public Works by calling (732) 968-1603. DPW will accept delivery of the new asphalt hot box on Wednesday, December 17, 2025.

Winter Wonderland Festival

The Middlesex Recreation 2025 Winter Wonderland Festival was a great success. The event featured food trucks, vendors, activities, performances by local groups, the annual tree lighting, and a visit from Mr. and Mrs. Claus. Director of Recreation and Senior Services Melissa DeMarino and her staff did a fantastic job organizing the event. Estimated attendance was approximately 2,000 people. It was a wonderful way to kick off the holiday season. Thank you to the FD, OEM, and the Middlesex County Fire Marshal's Office for helping throughout the night.

Middlesex Fire Department Thank You

On December 10, 2025, the Middlesex Fire Department responded to a residential house fire on Grove Avenue. Our volunteer firefighters demonstrated effectiveness, bravery, and teamwork during the incident. Their rapid response, coordinated effort, and willingness to risk their own safety prevented further damage and saved a family pet. We appreciate the mutual aid provided from surrounding towns.

Now is a good time to test smoke alarms and discuss a plan of escape with your family.

Mountainview Park Update

The Mountainview Park bathroom facility was lifted by crane on Monday, December 15, 2025, and placed on its foundation. Electrical and plumbing connections are anticipated to be completed sometime this week. Due to cold temperatures, the concrete ramp will be poured at a later date. Installation of the Mountainview Park playground equipment has been completed. Crews will install the rubber surface in the spring when weather conditions allow.

Army Corps of Engineers

Installation of fencing around the entire project area is expected to be completed in late January.

Blue Acres Acquisitions – Middlesex

Following the July 14, 2025 flooding event, Blue Acres received approval to utilize state funding for voluntary buyouts of flood impacted homes due to a surge in applications. On December 15, 2025, the Borough received notification from the DEP that a residence located at Block 237, Lot 14, also known as 122 Second Street, has closed. The 2025 property taxes for this residence totaled \$7,140.32. Lenny and I will continue to update the Council on additional properties acquired through this program.

Grant Applications

Since hiring Bruno Associates as the Borough's grant writer in 2023, working with Alexa Reed at a cost of \$30,000 annually, the Borough has been awarded \$929,645.12 in grant funding. Grants awarded in 2025 totaled \$654,850. The Borough currently has grant applications submitted and pending approval in the amount of \$6,116,362.00.

Nixle Community Notifications

Residents are encouraged to sign up for Nixle alerts and messages. Nixle allows the Police Department to send important community information directly to residents using modern communication technology. Notifications may include crime related alerts, traffic advisories, safety information, and

community event announcements. Messages are delivered by email, SMS text message, and via the web. To learn more or to sign up, please visit the Police Department website at www.middlesexpd.com.

Congratulations

Congratulations to Clare Levourne on being recognized as Citizen of the Year. Your dedication and work to make Middlesex a better place are recognized and greatly appreciated.

Congratulations to Councilman Robert Dessino and Councilman Jeremiah Carnes. As your terms come to a close, I want to thank you for the time, effort, and steady commitment you gave to our town. Your service made a meaningful difference, and many of the improvements our residents benefit from today are a direct result of your work. Middlesex is better because you were willing to step up and serve, and that deserves recognition and appreciation.

Reminder

Borough Hall will be closed on Friday, December 19, 2025, from 12:00 PM to 2:00 PM

Happy Holidays

On behalf of Lenny and I we want to wish the Mayor, Council, and our community a happy holiday and a safe and meaningful new year as we welcome 2026.

XIII. PRIVILEGE OF THE FLOOR

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

Edward Johnson Jr., 216 Hazelwood Avenue, expressed concerns over a lack of response from the Mayor and Council over a letter he sent about the master plan. He stated his displeasure over changes that have been made on banning two family homes on Route 28. He questioned the Council's decisions and procedures. He urged the Council to create a corrective action plan to rectify the decision. Mr. Johnson discussed new tax ratables and the need for affordable housing units. He also commented on DPW doing a wonderful job.

John Madden, 39 Ramsey Rd, commented on Councilman Carnes always looking for input from residents, and Councilman Dessino's magnum opus on the JLUB.

Dave Polakiewicz, 240 Hazelwood Avenue, questioned the bill list in regards

to legal fees. He also questioned if Executive Session is in regards to the aging sewer system, what problems the sewer system has, and the timeline to rectify the issues.

Paul Woska, 210 Third St, commented on Councilman Dessino and Councilman Carnes success and work.

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 340-2025** Authorizing the Middlesex Borough Fire Department to Donate Fire Equipment and Gear to the Non-Profit Organization on Angel's Wings, Inc.

WHEREAS, the Borough of Middlesex strives to properly equip and supply all departments and employees with quality supplies, materials and equipment to provide services to the community; and

WHEREAS, over time, said supplies, materials or equipment may be deemed surplus or obsolete by department heads; and

WHEREAS, the Borough of Middlesex Fire Department has fire equipment and gear that are no longer in use and would like to donate to a non-profit organization called On Angel's Wings, Inc. 1502 Laurel Hill Drive, Waxhaw, North Carolina 28173; and

WHEREAS, obsolete supplies, materials and equipment defined as such that are in good working order and functional, but are no longer necessary to provide services to the community; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Middlesex that supplies, materials and equipment identified as surplus or obsolete by department heads shall be submitted to the Purchasing Agent for authorized disposal according to N.J.S.A. 40A:11-1 to include sale, auction or donation to another local government entity or non-profit providing services within the region.

BE IT FURTHER RESOLVED, that the donated supplies to On Angel's Wings, Inc. shall be documented with a memorandum for file to be removed from inventory prior to being donated.

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 341-2025** Resolution Authorizing the Use of Competitive Contracting to Procure Information Technology Management and Computer Consulting Services for Computers, Programs and Peripheral Equipment Used Throughout the Borough

WHEREAS, the Borough of Middlesex has a need to procure information technology management and computer consulting services for use throughout the Borough; and

WHEREAS, the Borough desires to use competitive contracting to secure such services in accordance with N.J.S.A. 40A:11-4.1 of the Local Public Contract Law; and

WHEREAS, N.J.S.A. 40A11-4.3 requires that the Borough adopt a resolution authorizing competitive contracting to initiate the process.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Middlesex be and is hereby authorized to initiate competitive contracting for information technology services as follows. This resolution shall take effect 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

3. **Resolution 342-2025** Acknowledging the Change in Status for Certain Properties Under the Senior Citizen/Disabled Person Tax Deductions

WHEREAS, certain Senior Citizens/Disabled Persons were the owners of property in the Borough of Middlesex on or before October 1, 2024, and

WHEREAS, said Senior Citizens / Disabled Persons did file their application for the Senior Citizen/Disabled person deduction with the proper official of the Borough of Middlesex, Middlesex County prior to December 31, 2025 and

WHEREAS, the Tax Assessor has approved the application, and

THEREFORE, the Tax Collector is hereby authorized to allow the Senior Citizen/Disabled Person deduction for the 2025 year totaling \$250.00

Name: Williams, Patricia
Block/Lot: 6/ 8
Amount: \$250.00
Year: 2025

Name: Gutierrez, Enma
Block/Lot: 79 / 7
Amount: \$250.00
Year: 2025

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 343-2025** Acceptance of Standing Reports

1. Acceptance of the November 2025 Tax Totals.
2. Acceptance of the November 2025 Fire Department Report.
3. Acceptance of the November 2025 Municipal Court Report.
4. Acceptance of the November 2025 Police Report.
5. Acceptance of the 2025 JLUB Annual 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

5. **Resolution 344-2025** Accepting the Resignation of Jennifer Mercedes as Qualified Purchasing Agent (QPA) Effective 12/24/2025

The Mayor and Council hereby accept the resignation of Jennifer Mercedes as Qualified Purchasing Agent (QPA) effective at close of business on 12/24/2025.

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

6. **Resolution 345-2025** 2025 Sewer Billing Waived Appeals

WHEREAS, as per Ordinance 2149-25, an Ordinance amending Section I Chapter 332-41 A. and Section II Chapter 332-52 of the municipal code regarding sewer, and;

WHEREAS, buildings used for public education shall not be entitled to an exemption, and;

WHEREAS, Ordinance 2149-25 shall take effect upon adoption and publication in the manner required by New Jersey general law, in no event, less than 20 days after its final passage by the Borough Council and approved by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b), and;

WHEREAS, billing would therefore be based on usage from June 1, 2025 and thereafter, and;

WHEREAS, 2025 sewer billing used 2024 usage as per Ordinance 2067-22, and;

WHEREAS, the 2025 billing using 2024 usage is prior to the adoption of Ordinance 2149-25, and;

THEREFORE, the following charges on the below properties have been waived;

Block/Lot: 88/1
Original Amount: \$2,943.78
New Amount: \$0.00

Block/Lot: 243/1
Original Amount: \$8,499.55
New Amount: \$0.00

Block/Lot: 53/1.01
Original Amount: \$11,543.47
New Amount: \$0.00

Block/Lot: 183/1.02
Original Amount: \$11,779.10
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

7. **Resolution 346-2025** Authorizing the Treasurer to Remit the Condo Reimbursements for 2025

The Treasurer is hereby authorized to remit the Condo Reimbursements for 2025 to the following:

Gramercy Gardens Midatlantic Property Mgmt 315 Raritan Avenue Highland Park, NJ 08904	\$ 7,766.30
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Foxhall Condo Association 11 Cleveland Pl PO Box 297 Springfield, NJ 07081-1507	\$ 5,504.83
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Hanover Square Condo Association c/o Reliance Property Mngmt PO Box 208 New Brunswick, NJ 08903-0208	\$ 5,739.73
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Wilton Village Condo Association \$ 3,163.87
99 Wilton Ave
Middlesex, NJ 08846

Middlesex Village Condo Association \$ 24,610.32
C/O Regency Management Group
35 Clyde Road, Suite 102
Somerset, NJ 08873

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 347-2025** A Resolution Authorizing Reimbursement of Medicare Premiums for Certain Eligible Pensioners Under Chapter III, Public Law 1973, NJ Health Benefits Plans

WHEREAS, Chapter III of Public Laws 1973, which provided for reimbursement of Medicare premiums of certain eligible pensioners was adopted by the Mayor and Council by resolution on April 9, 1974; and

WHEREAS, certain retired employees of the Borough have applied for reimbursement.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Middlesex that the disbursing officers be and they are hereby authorized to draw checks, charged against Group Insurance for Employees from the period July 2025 through December 2025, as follows:

John Anello \$1,110.00	Kathleen Anello \$1,110.00
108 Howard Ave	108 Howard Ave
Middlesex, NJ 08846	Middlesex, NJ 08846
James L Benson \$1,074.00	Patricia A Benson \$1,110.00
445 Harris Ave	445 Harris Ave
Middlesex, NJ 08846	Middlesex, NJ 08846
George Chismar \$740.00	Linda Chismar \$740.00
19 Shearn Dr	19 Shearn Dr

Middlesex, NJ 08846		Middlesex, NJ 08846	
Cynthia Chomen 10 Oswego Ave Middlesex, NJ 08846	\$1,110.00	Michael Colacci 25 Starlit Dr Middlesex, NJ 08846	\$1,110.00
Anthony Cole 900 Rolling Hills Ln Neshanic Station, NJ 08853	\$1,110.00	Susan Cole 900 Rolling Hills Ln Neshanic Station, NJ 08853	\$1,110.00
Francis DeNick 59 Marlborough Ave Middlesex, NJ 08846	\$1,110.00	Debra DeVuyst 148 Turner Rd Sugar Run, PA 18846	\$1,230.60
Kenneth DeVuyst 148 Turner Rd Sugar Run, PA 18846	\$1,110.00	Dennis Donatelli 7 June Way Middlesex, NJ 08846	\$1,110.00
Kathy Donatelli 7 June Way Middlesex, NJ 08846	\$1,110.00	John Fuhrmann 38 Whitney Dr Middlesex, NJ 08846	\$813.00
Sheila Fuhrmann 38 Whitney Dr Middlesex, NJ 08846	\$813.00	John A Haverstick 771 County Rt 16 Mexico, NY 13114-3193	\$1,199.40
Robert Heisch 150 Harris Ave Middlesex, NJ 08846	\$1,110.00	Anna Jesionka 517 Beechwood Ave Middlesex, NJ 08846	\$1,110.00
Michael Jesionka 517 Beechwood Ave Middlesex, NJ 08846	\$1,110.00	Marcia Karrow 61 Elwood Ave Flemington, NJ 08822	\$1,048.20
Charlie Nash 13 Homestead Terrace Scotch Plains, NJ 07076	\$1,230.60	Kevin Reilly 436 Giles Ave Middlesex, NJ 08846	\$1,074.00
Erica Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$629.40	Jerry Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$629.40
Maureen Schaefer 58 Joe-Ent Rd Flemington, NJ 08822	\$813.00	Robert Schwarz 265 Fountain St Port Charlotte, FL 33953	\$1,110.00

Charles Sebastian 512 Clinton Ave Middlesex, NJ 08846	\$768.00	James Smith 7 Center Pl Middlesex, NJ 08846	\$1,110.00
James Tolomeo 45 Myrtle Ct Whitehouse Station, NJ 08889	\$629.40	Rita Wahler 16 Fitzsimmons Ave Middlesex, NJ 08846	\$599.40
Roger Wahler 16 Fitzsimmons Ave Middlesex, NJ 08846	\$629.40		

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 348-2025** Authorizing the Tax Collector to Issue Tax Title Lien Redemptions for Block: 229, Lot: 28

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 December 16, 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: 11/18/2025
Block/Lot: 229 / 28
Amount: \$122.63
Premium: \$900.00
Certificate: 24-00006
Payable To: Christiana T C/F CE1/Firsttrust
 PO Box 5021
 Philadelphia, PA 19111-5021

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 349-2025** Authorizing the Purchase of a 2026 Ford Transit 350 Passenger Van for the Department of Senior & Disabled Services in an Amount not to Exceed \$71,764.40

WHEREAS, as a member of the Bergen County Cooperative Pricing System, the Governing Body of the Borough of Middlesex wishes to purchase a 2026 Ford Transit 350 Passenger Van for the Department of Senior & Disabled Services under CO-OP BC – BID -24-06; and

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

WHEREAS, Winner Ford is under CO-OP BC – BID -24-06; and

WHEREAS, the cost for the purchase of a 2026 Ford Transit 350 Passenger Van is \$71,764.40; 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 2026 Ford Transit 350 Passenger Van from Winner Ford, utilizing the CO-OP BC – BID -24-06 ; and

NOW BE IT FURTHER RESOLVED, that the CFO hereby certifies that the funds in the amount not to exceed \$71,764.40 are available in the 2025 Capital Budget, Senior Services, Account Number: C-04-25-154-000-080.

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

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11. **Resolution 350-2025** Hiring of Francis J. Decibus of Woodbridge, NJ as the Qualified Purchasing Agent (QPA) for the Borough of Middlesex at an Annual Stipend of \$6,000.00 Effective January 1, 2026

WHEREAS, N.J.A.C. 5:34-5 et seq establishes the criteria for qualifying as a Qualified Purchasing Agent; and

WHEREAS, Francis J. Decibus possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34-5 et seq.

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

1. The Governing Body hereby approves the hiring of Francis J. Decibus of Woodbridge, NJ effective January 1, 2026 at an annual stipend of \$6,000.00.
2. This resolution shall take effect 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

Item removed from consent
Councilman DeScenza spoke upon Francis' exemplary character.
Francis introduced himself to Council.

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12. **Resolution 351-2025** Accepting the Resignation of Part Time Department of Public Works Employee Carlos Gonzalez-Martinez

The Governing Body hereby accepts the resignation of part time employee Carlos Gonzalez-Martinez from the Department of Public Works effective at close of business on December 12, 2025.

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 352-2025** Approval to Advance Police Officer Daniel Gurell to Police Officer Class "G" at an Annual Salary of \$78,810 Effective January 3, 2026

WHEREAS, Police Officer Daniel Gurell is eligible for advancement in grade pursuant to Article XV of the Police Department Ordinance; and

WHEREAS, On December 8, 2025 Chief Geist recommended Police Officer Daniel Gurell 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 Daniel Gurell be and is hereby advanced in grade to Police Officer Class "G" effective January 3, 2026 at an annual salary of \$78,810.

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 353-2025** Approval to Advance Police Officer Brandon Stout to Police Officer Class "H" at an Annual Salary of \$71,130 Effective January 8, 2025

WHEREAS, Police Officer Brandon Stout is eligible for advancement in grade pursuant to Article XV of the Police Department Ordinance; and

WHEREAS, On December 8, 2025 Chief Geist recommended Police Officer Brandon Stout 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

Brandon Stout be and is hereby advanced in grade to Police Officer Class "H" effective January 8, 2026 at an annual salary of \$71,130.

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

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15. **Resolution 354-2025** Approval to Advance Police Officer David Wilczynski to Police Officer Class "H" at an Annual Salary of \$71,130 Effective January 8, 2026

WHEREAS, Police Officer David Wilczynski is eligible for advancement in grade pursuant to Article XV of the Police Department Ordinance; and

WHEREAS, On December 8, 2025 Chief Geist recommended Police Officer David Wilczynski 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 David Wilczynski be and is hereby advanced in grade to Police Officer Class "H" effective January 8, 2026 at an annual salary of \$71,130.

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

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16. **Resolution 355-2025** 100 % Disabled Veteran

WHEREAS, per N.J.S.A. 54:4-3-30 the homeowner of Block 329 Lot 29, 118 Osceola Avenue, has been declared a 100% Disabled Veteran by the Department of Veterans Affairs; and,

WHEREAS, the property owner has completed and submitted the proper paperwork to apply for the Exemption; and,

WHEREAS, the Tax Assessor has approved the application with a date of 12/11/2025 ; and,

WHEREAS, Ordinance 2151-25 prorates the exemption from the date the tax exemption has been approved by the Tax Assessor until the remainder of the year in which application is made, and

NOW, THEREFORE, the Tax Collector is hereby authorized to cancel off the 1st Qtr. 2026 taxes in the amount of \$2,759.22 and issue a refund in the amount of \$664.86 for proration of 4th Quarter 2025 and a refund of \$2,759.22 for payment on 1st Qtr. 2026.

Matthew Lawler
118 Osceola Ave.
Middlesex, NJ 08846
Refund: \$664.86

Suburban Title Examiners, Inc.
2253 South Ave. Ste 7
Scotch Plains, NJ 07076
Refund: \$2,759.22

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 356-2025** 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
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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. Master Plan Amendment: Route 28

Mayor Mikolajczyk gave an overview of the decision to discuss the workshop topic and the need for changes to be made.

Council discussed what was amended and who made the decisions.

Correspondence from Joint Land Use Board Chair Paul Woska was read in regards to their decision and actions taken to prohibit the construction of any new two family homes on Route 28 in that district.

Planner Paul Ricci reviewed maps from Shepherd Ave to Greenbrook Rd. He noted the following:

- Properties are small in size.
- There are 11 homes, 4 of which are two family.
- Consider rezoning the initial twelve to be consistent with the current homes.
- This would allow lots at least 75 ft wide to be two family homes.
- Rezone r60b to allow two family homes.

Consensus was received to change the zone to allow 2 family homes and to modify the Ordinance.

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.

John madden, 39 Ramsey Rd, stated that the Borough needs revenue, and shared his concerns.

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

XVIII. EXECUTIVE SESSION

1. **Resolution 357-2025** 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; 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

1. Contract Negotiations - Sewer

2. **Resolution 358-2025** 2025 Sewer Billing Waived Appeals

WHEREAS, as per Ordinance 2149-25, an Ordinance amending Section I Chapter 332-41 A. and Section II Chapter 332-52 of the municipal code regarding sewer, and;

WHEREAS, buildings used for public education shall not be entitled to an

exemption, and;

WHEREAS, Ordinance 2149-25 shall take effect upon adoption and publication in the manner required by New Jersey general law, in no event, less than 20 days after its final passage by the Borough Council and approved by the Mayor, where such approval is required pursuant to N.J.S.A. 40:69A-181(b), and;

WHEREAS, billing would therefore be based on usage from June 1, 2025 and thereafter, and;

WHEREAS, 2025 sewer billing used 2024 usage as per Ordinance 2067-22, and;

WHEREAS, the 2025 billing using 2024 usage is prior to the adoption of Ordinance 2149-25, and;

THEREFORE, the following charges on the below properties have been waived;

Block/Lot: 88/1
Original Amount: \$2,943.78
New Amount: \$0.00

Block/Lot: 243/1
Original Amount: \$8,499.55
New Amount: \$0.00

Block/Lot: 53/1.01
Original Amount: \$11,543.47
New Amount: \$0.00

Block/Lot: 183/1.02
Original Amount: \$11,779.10
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

XIX. ADJOURNMENT

1. The Reorganization meeting will be held on January 6, 2026.

Respectfully yours,

Kelsey Meixner
Municipal Clerk