



Borough of Middlesex

Middlesex, New Jersey

Mayor and Council Regular Meeting

Agenda

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

Tuesday, March 10, 2026

7:00 PM

1200 Mountain Avenue

- 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**

Attendee Name	Present	Absent	Late	Arrived
Mayor Jack Mikolajczyk				
Council President Michael Conahan				
Councilwoman Jennifer Clock				
Councilman Joseph DeScenza				
Councilman Kevin Dotey				
Councilman Kenneth Griggs				
Councilwoman Shannon Quinn				
Interim Administrator Matthew Geist				
Borough Attorney Christopher Corsini				

- IV. **PRESENTATIONS**
- V. **APPOINTMENTS**
- VI. **PROCLAMATIONS**

- 1. Pillars of Middlesex - David G. Oliver

VII. **ORDINANCE(S) FOR INTRODUCTION**

- 1. **Ordinance 2164-26** AN ORDINANCE AMENDING SECTION 420-59 (CONTRACTOR STORAGE YARDS) OF CHAPTER 420 (CONDITIONAL USES) OF THE MUNICIPAL CODE TO CLARIFY SECTION 420-59(M)
- 2. **Ordinance 2165-26** ORDINANCE TO EXCEED THE MUNICIPAL BUDGET

APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

3. **Ordinance 2166-26** AN ORDINANCE AMENDING ARTICLE II (SNOW AND ICE REMOVAL) OF CHAPTER 359 (STREETS AND SIDEWALKS) TO UPDATE CERTAIN PROVISIONS AND PROVIDE FOR MANDATORY FIRE HYDRANT CLEANUP DURING SNOW EVENTS

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

1. **Ordinance 2159-26** AN ORDINANCE ADOPTING AN AFFORDABLE HOUSING ORDINANCE AND DEVELOPMENT FEE ORDINANCE IN ACCORDANCE WITH THE FAIR HOUSING ACT, UNIFORM HOUSING AFFORDABILITY CONTROLS, AND N.J.A.C. 5:99-1, ET SEQ.
2. **Ordinance 2160-26** AN ORDINANCE REPEALING CHAPTER 403 (VEHICLES, ABANDONED) AND AMENDING CHAPTER 317 (PROPERTY MAINTENANCE) OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX TO CREATE UNIFIED ENFORCEMENT MECHANISM FOR INOPERABLE VEHICLES
3. **Ordinance 2161-26** AN ORDINANCE AMENDING CHAPTER 420, ZONING, OF THE ORDINANCES OF THE BOROUGH OF MIDDLESEX, TO REZONE BLOCK 15, LOTS 18, 20 AND 22 AS A NEW TH-AH-1 ZONE
4. **Ordinance 2162-26** AN ORDINANCE AMENDING CHAPTER 420, ZONING, OF THE ORDINANCES OF THE BOROUGH OF MIDDLESEX, TO CREATE AFFORDABLE HOUSING OVERLAY ZONES
5. **Ordinance 2163-26** AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 420 "ZONING" OF THE CODE OF THE BOROUGH OF MIDDLESEX, TO INCLUDE NEW ARTICLE XII SETTING FORTH MANDATORY SETASIDE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE BOROUGH OF MIDDLESEX

IX. ADOPTION OF MINUTES

1. Approval of the February 10, 2026 Regular and Executive Meeting Minutes
2. Approval of the February 20, 2026 Special Meeting Minutes.
3. Approval of the February 27, 2026 Special Meeting Minutes
4. Approval of the March 6, 2026 Special Meeting Minutes

X. MAYOR'S REPORT

XI. COUNCIL MEMBER REPORTS

XII. ADMINISTRATOR'S REPORT

XIII. PRIVILEGE OF THE FLOOR

During the conduct of the meeting, unless a Public Hearing is held or the Regular Order of

Business is waived, the audience does not participate. A Public Portion is held and individuals commenting from the audience will be provided an opportunity to address the Council but will not be permitted to speak again until everyone has had an opportunity to speak. If a group is represented by an attorney, the attorney will be given an opportunity to speak on behalf of all of the members of the group. The Council, pursuant to the Open Public Meeting Act, will not publicly discuss personnel matters and may choose not to respond to comments made by members of the public during this portion of the meeting; however, the Council will give all comments appropriate consideration and will refer all individual complaints to the Mayor or appropriate Borough representative for resolution.

XIV. NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS: Matters listed within the Consent Agenda have been referred to members of the Borough Council for reading and study, are considered to be routine and will be enacted by one motion of the Council. If separate discussion is desired, the item may be removed from the Consent Agenda by Council action. The Resolutions listed below were submitted to the Borough Council for review and will be adopted by one motion.

1. **Resolution 83-2026** Approval to Close Legion Place for the Recreation Department to Hold a Bunny Hop on March 28, 2026 From 9am - 1pm
2. **Resolution 84-2026** Acceptance of Standing Reports
3. **Resolution 85-2026** Approval of the Reimbursement of \$150.00 to Brother's Bakery Cafe LLC., 230 Mountain Avenue, Middlesex, NJ for Overpayment on their 2025-2026 Board of Health License
4. **Resolution 86-2026** Acknowledging the Change in Status for Certain Properties Under the Veteran Tax Deductions
5. **Resolution 87-2026** Authorizing Added Lien Tax for the Clean-Up Costs Incurred from Violations of the Property Maintenance Code for Block/Lot: 6/2.01
6. **Resolution 88-2026** Authorizing Added Lien Tax for the Clean-Up Costs Incurred from Violations of the Property Maintenance Code for Block/Lot: 242/4
7. **Resolution 89-2026** Recycling Enhancement Grant
8. **Resolution 90-2026** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption for Block 285 Lot 37
9. **Resolution 91-2026** Authorizing Added Lien Tax for the Clean-Up Costs Incurred From Violations of the Property Maintenance Code
10. **Resolution 92-2026** Hiring of James Felton of Plainfield, NJ as the Part-Time Zoning and Construction Clerk (Temporary) in the Construction Department, Effective March 11, 2026
11. **Resolution 93-2026** Hiring Daemon Macarone of Middlesex, NJ as Part Time Sanitation Employee in the Department of Public Works Effective March 11, 2026
12. **Resolution 94-2026** Authorizing the Release of Developer Escrow Inspection

Fees Balance - New Vernon Equities

13. **Resolution 95-2026** Authorizing the Release of Developer Escrow Inspection Fees Balance – 822 Lincoln, LLC
14. **Resolution 96-2026** Adopting An Affirmative Marketing Plan For The Middlesex Borough Affordable Housing Program
15. **Resolution 97-2026** Adopting An Affordability Assistance Manual For The Middlesex Borough Affordable Housing Program
16. **Resolution 98-2026** Adopting A Housing Rehabilitation Manual For The Middlesex Borough Affordable Housing Program
17. **Resolution 99-2026** Approval of a Coin Toss Fundraiser for Parker Engine & Hose Co. #4

XV. NON-CONSENT AGENDA/RESOLUTIONS: Matters listed within the Non-Consent Agenda will be individually addressed and acted upon accordingly. Council reserves the right to refer an item to Committee for further review and discussion. The Resolutions listed below were submitted to the Borough Council for review and will be adopted individually by motion.

1. **Resolution 100-2026** PAY ALL CLAIMS

XVI. AGENDA WORKSHOP ITEM

XVII. PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS

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XVIII. EXECUTIVE SESSION

1. **Resolution 101-2026** Executive Session
 1. Contract Negotiations - Smalley Avenue

XIX. ADJOURNMENT

1. The next Regular Meeting will be March 24, 2026.