



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, 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

Mayor Jack Mikolajczyk
Council President Michael Conahan
Councilman Joseph DeScenza
Councilman Kenneth Griggs
Councilman Kevin Dotey
Councilwoman Jennifer Clock
Councilwoman Shannon Quinn

Also Present:

Interim Administrator Matthew Geist
Borough Attorney Christopher Corsini

Others Absent:

IV. PRESENTATIONS

V. APPOINTMENTS

VI. PROCLAMATIONS

1. Pillars of Middlesex - David G. Oliver

Matt Addams commented on his volunteer experiences with Dave Oliver, highlighting their terms of service on Council.

Dave Oliver thanked the Mayor and Council for honoring him with the Pillar of Middlesex. He gave a brief overview of his many years as a teacher, coach, volunteer and resident in Middlesex.

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)**

WHEREAS, the Borough Council amended Chapter 420-59 pursuant to ordinance 2144-25 to clarify certain provisions thereof; and

WHEREAS, the Mayor and Council of the Borough of Middlesex desires to further amend Chapter 420-59 of the Municipal Code to clarify an additional provision; and

NOW, BE IT THEREFORE ORDAINED, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapter 420-59 of the Municipal Code of the Borough of Middlesex, County of Middlesex, State of New Jersey is hereby amended pursuant to the provisions hereof:
Section I

Chapter 420-59 (Conditional Uses) is amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

M. Contractor storage yards. Contractor storage yards shall be permitted in the IND and HI zones provided that:

- (1) Only one contractor shall be permitted to occupy a yard at once.
[RESERVED].
- (2) If a site abuts a residentially zoned property, the sites must be screened sufficiently as to block all contents of the yard from the residential use.
- (3) The site and its operations must comply with all performance standards outlined within Chapter 420-60.

(4) 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.

(5) Light vehicle maintenance is permitted only within the confines of a building designed for such use.

(6) The yard may be used to store construction materials that are not hazardous or toxic, such as lumber, cement, pipes, or other non-perishable building materials. All stored materials must be neatly organized and shielded from public view.

(7) Contractors may conduct light maintenance or minor repairs on tools or equipment that do not involve heavy machinery. This activity should be conducted in a manner that does not create any safety hazards or disturbance to the surrounding area such as inside an approved building design for such use.

Section II

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section III

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section IV

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

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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)**

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.0% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the two succeeding years; and,

WHEREAS, the Mayor and Borough Council of the Borough of Middlesex, in the County of Middlesex, New Jersey, finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Borough Council hereby determines that a 1.5% increase in the budget for said year, amounting to \$266,680.36 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary.

WHEREAS, the Mayor and Borough Council hereby determines that any amount authorized herein above that is not appropriated as part of the final budget shall be retained as an exception to the final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Borough Council of the Borough of Middlesex, in the County of Middlesex, New Jersey, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Middlesex shall, in accordance with this ordinance and N.J.S.A. 40 A: 4-45.14, be increased by 3.5%, amounting to \$622,254.18 and that the CY 2026 municipal budget for the Borough of Middlesex be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years: and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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**

WHEREAS, it is the desire of the Mayor and Council to amend the municipal code of the Borough of Middlesex to update certain provisions related to snow removal and cleanup; and

BE IT THEREFORE ORDAINED, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Article II (Snow and Ice Removal) of Chapter 359 (Streets and Sidewalks) of the municipal code shall be amended as follows:

Section I:

Section 359-10 is hereby retitled “Time limit for removal of snow or covering of ice” and shall be replaced in its entirety with the following text (all text novel):

1. The owner or occupant of lands abutting or bordering upon sidewalks, public streets or public places in the Borough is hereby required to remove all snow and ice from the sidewalks abutting said property within 24 hours after the snow ceases.

2. In the case of ice which may be so frozen as to make removal impractical, the owner or occupant of lands abutting or bordering upon sidewalks, public streets or public places in the Borough is hereby required to thoroughly cover such ice on the sidewalks abutting said property with sand, salt or cinders within 24 hours after the same shall fall or be formed thereon.

100. Owners of corner properties are additionally required to remove snow and ice so as to provide pedestrian, stroller and wheelchair access from their sidewalk to the streets forming the corner.

500. The owner, tenant or occupant of any lands abutting upon the public streets of the Borough are additionally required to remove all snow and ice from abutting sidewalks and which is on or around fire hydrants, and the owner or tenant or occupant of property containing handicapped parking spaces shall remove all snow and ice from the handicapped parking spaces within 24 hours after the inclement weather has ended.

Section II:

Section 359-11 is hereby retitled “Depositing on Borough streets prohibited” and shall be replaced in its entirety with the following text (all text novel):

No person shall throw, place or deposit any snow or ice into or upon any street in the Borough, it being the intent and purpose of this provision to prohibit all persons from throwing, casting, placing or depositing snow and ice, which accumulated within the private property belonging to such person or occupied by such person, upon the sidewalks, streets, storm drains and/or fire hydrants of and within the Borough.

Section III:

Section 359-12 is hereby retitled “Failure to comply; Removal by Borough; Assessment of costs” and shall be replaced in its entirety with the following text (all text novel):

In case such snow or ice shall not be removed from such sidewalks or streets or shall be cast, deposited thereon or placed upon such sidewalks or streets by the owner or other persons, as provided herein, the same shall be removed forthwith under the direction of the appropriate official of the Department of Public Works, and the cost of such removal, as nearly as can be ascertained, shall be charged against the real estate so abutting or bordering upon such sidewalk of street.

Section IV:

Section 359-13 is hereby retitled “Violations and penalties” and shall be replaced in its entirety with the following text (all text novel):

Every person convicted of a violation of this article shall be subjected to a fine of not more than \$200 or imprisonment for a term of not more than 15 days or both.

Section V

Sections 359-14, 359-15, 359-16, 359-17, 359-18, and 359-19 are hereby repealed in their entirety and shall each be replaced with the designation [RESERVED] in the code book.

Section VI

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section VII

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section VIII

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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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

WHEREAS, it is the desire of the Mayor and Council to amend the municipal code of the Borough of Middlesex to unify the enforcement mechanisms for the remediation of abandoned, unregistered, and/or inoperable vehicles; and

BE IT THEREFORE ORDAINED, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapters 403 (Vehicles, Abandoned) and Chapter 317 (Property Maintenance) of the municipal code shall be amended as follows:

Section I:

Chapter 403 (Vehicles, Abandoned) of the municipal code of the Borough of Middlesex is hereby repealed in its entirety and shall be replaced in the code book with the designation "RESERVED."

Section II:

Section 317-9 ("Definitions") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Unless otherwise expressly stated, the following terms shall, for the purpose of this article, be defined as follows:

DETERIORATION

The condition of a structure or part thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay or neglect, lack of maintenance or excessive use.

ENFORCEMENT OFFICER

Except as defined in § 317-12A, the enforcement officer shall be the Director of Code Enforcement, Code Enforcer, Zoning Officer, Construction Official or an authorized representative as designated by Borough Administration. At the request of the enforcement officer, any patrolman or special officer of the Police Department, as defined in Chapter 80 of the Code of the Borough of Middlesex, shall be authorized to enforce § 317-1 of this chapter as related to any condition that offends, or is pervasive or obnoxious odors, or airborne particles which cause breathing difficulties or eye irritation, or any other such irritations or disturbances of a person of normal sensitivity.

EXTERIOR OF PREMISES

Those portions of a building or structure which are exposed to public view or are

visible from adjoining or adjacent properties, including all outside surfaces and appurtenances thereto, and the open space on the premises outside any building or structure erected thereon.

EXTERMINATION

The control and elimination of insects, rodents or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

FIRE HAZARD

Anything or any act which increases or may cause any increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire or which may obstruct, delay or hinder or may become the cause of an obstruction, delay, hazard or hindrance to the prevention, suppression or extinguishment of fire.

GARBAGE

Animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

INOPERABLE VEHICLE

Any motor vehicle that is not capable of being lawfully operated on public streets or highways due to the absence of essential parts, systems, or legal documentation. This includes, but is not limited to, vehicles that are: (1) not currently registered or licensed for operation; (2) incapable of self-propulsion; (3) missing critical components such as an engine, transmission, wheels, or other parts necessary for movement; or (4) visibly damaged to the extent that safe operation is not possible.

NUISANCE

Any public or private condition that would constitute a nuisance according to the statutes, laws and regulations of the State of New Jersey, any of its agencies or this code. Any physical condition existing in or on the exterior of any premises which is potentially dangerous, detrimental or hazardous to the health or safety of persons on, near or passing in proximity of the premises where said condition exists.

OCCUPANT

Any occupant, owner, agent, tenant, lessee, caretaker or other person or corporation in charge of, residing, living or sleeping in or on the premises of or having actual possession or use of a business, dwelling unit or rooming unit or other premises affected by this article.

OPERATOR

Any person, persons or entity not the owner, who has charge, care or control of a structure or a part thereof with or without the knowledge, consent or authority of the owner.

OWNER

Any person, persons or entity who shall have legal or equitable title in any form whatsoever to any premises or part thereof with or without accompanying actual possession thereof, or who shall have charge, care or control of any lot, premises, building, structure or part thereof, as owner or agent of the owner, or as fiduciary, trustee, receiver, guardian, lessee or mortgagee in possession, regardless of how such possession was obtained. Any person, group of persons or entity who is a lessee, sublessee or assignee of a lessee of any part or all of any building, structure or land shall be deemed to be a co-owner with the lessor for the purposes of this section and shall have responsibility over that portion of the premises so sublet, leased or assigned.

PREMISES

A lot, plot or parcel of land, including the buildings, structures and improvements thereon.

RUBBISH

All combustible and noncombustible waste materials other than garbage; and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and the residue from burning wood, coal, coke or other combustible material and solid commercial and industrial waste. No chemicals such as those used in swimming pools, oil, gasoline or any other chemical which could cause a fire, explosion, or obnoxious gas shall be considered rubbish.

UNREGISTERED VEHICLES

~~Motor vehicles, trailers, motorcycles, trucks, motorized or not, shall not be permitted on the exterior of premises unless housed in a garage. Unregistered vehicles may, however, be permitted on premises if the premises are used as a licensed junkyard.~~

Section III:

Section 317-11A(11) ("Maintenance Standards") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

~~Unregistered~~ **Inoperable** motor vehicles, trailers, motorcycles, trucks, motorized or not, shall not be permitted on the exterior portion of the property unless housed in a garage. ~~Unregistered~~ **Inoperable** vehicles may, however, be permitted on premises if the premises are used as a licensed junkyard.

Section IV:

Section 317-14 (“Noncompliance; Charge To Become Lien”) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with N.J.S.A. 40:48-2.13, when any owner or tenant of lands who has neglected or refused to remove or destroy brush, weeds, dead and dying trees, stumps, roots, obnoxious growth, filth, garbage, trash, ~~and~~ **or debris, or has failed to remediate any other condition enumerated in Section 317-11A hereof,** after having been duly noticed to remove same, within the manner and time provided, the Borough, itself, as an additional remedy, may see to removal or compliance by utilizing the procedures set forth herein.

A.If such removal or compliance does not occur because the owner or tenant has refused or neglected or otherwise determined not to remove or comply, despite the notice of violation as set forth in § 317-13, the Borough may proceed to remediate the condition itself and authorize the investigating Borough official to effect removal or compliance subject to the due process procedure delineated herein.

B.The property owner or tenant shall be entitled to a hearing before the Borough Council. Service, duly noticed, of this hearing shall be made upon such owner, lessor or its agent by the Borough. This service of notice, provided to the owner, lessor, and adjacent property owners/tenants or their authorized agent, shall state the remediation action which may be taken by the Borough Council at that meeting. The notice shall also include a Notice of Lien indicating the cost to be incurred by the Borough to fully remediate the violation with said cost to be charged against the dwelling or lands.

C.In the event of an inability to serve the owner, lessor or agent, after reasonable effort, pursuant to N.J.S.A. 40:48-2.12, sufficient notice shall be deemed to have been given if such notice is posted on the premises in a conspicuous place.

D.Within 30 days of receipt of this service of notice or any extension of time granted thereto by the Borough Council, a public hearing shall be held by the Borough Council, at which time, after the presentation of evidence by the appropriate Borough official and the property owner/tenant, it may, if the evidence warrants it, adopt a resolution authorizing the remediation of the condition.

E.Pursuant to resolution, a lien shall be added to and become and form part of the taxes next to be assessed and levied upon such lands. Such a lien shall bear interest at the same rate as the taxes and shall be collected and enforced by the Tax Collector.

Section V

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section VI

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section VII

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn
NAYS:	Jennifer Clock
ABSTAINED:	None

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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

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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4. **Ordinance 2162-26** AN ORDINANCE AMENDING CHAPTER 420, ZONING, OF THE ORDINANCES OF THE BOROUGH OF MIDDLESEX, TO CREATE AFFORDABLE HOUSING OVERLAY ZONES

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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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

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

IX. ADOPTION OF MINUTES

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

X. MAYOR'S REPORT

Mayor Mikolajczyk made the following comments:

- Congratulations Dave.
- In an effort to change the health insurance, we have held several special meetings.
- We are approved for the new health plan.
- A great job has been done on the snow removal.
- We have contacted the State in regards to the plan that Hikea was supposed to submit.
- Cuts are being made to the budget and we have contacted our Assemblymen about the issues and concerns.

XI. COUNCIL MEMBER REPORTS

Council President Conahan made the following comments:

- I was happy to finally see that the Class III Agreement with the Board of Education was fully executed and the deposit payment was successfully received.
- I want to thank the entire Brough team involved with the State Health Benefits plan change, submitted last week, and especially Matt Geist and Lenny Vidal, who both oversaw and facilitated this change. We received approval today.
- Thank you to our CFO, Caroline Benson, who did an excellent job leading the Mayor, myself, Councilman Dotey and both Administrators through the first draft of this year's budget. We have the next meeting set for the 2nd draft review, which will include the full councilmatic committee, lead by Councilman DeScenza, including myself and Councilman Dotey.
- I want to thank Fire Chief Young, all the ex-fire chiefs who attended plus the OEM Director, Jack Costa, who spent over 3 hours on Saturday, February 21st, going line by line with us, through the proposed 2026 Fire and OEM budgets. This is something we started my first year on Council, in this same format, and it has been proved to be very successful.
- I want to congratulate the Middlesex High School Boys Bowling Team, who had some year: they were GMC White Division Champions, they were Central Jersey Group 1 Champions and are the 2025-2026 Group 1 State Champions! They have a 21-1 record and their only loss was to the #1 ranked team in New Jersey. They will be at our next Council Meeting to be recognized.

DPW:

- First and Foremost - Great job managing through and cleaning snow throughout the Borough during the February 21st and 22nd blizzard. The first Statewide blizzard since 1996. Not only did they successfully clear all of our roadways, but they also cleared all of the Borough buildings, properties, associated sidewalks, hydrants and many crosswalks. Tremendous job to the entire Dept., lead by Lenny Vidal. The following is a message Administrator Geist received from a resident, which I think sums our DPW effort during the blizzard: "Good afternoon. Just a thank you. The town of Middlesex has done a fantastic job in snow removal and making the roads safer than any of the towns I have worked in today. Middlesex is by far head and shoulders better than Dunellen, North Plainfield, Greenbrook and Plainfield. Thank you from American Water Co. You are making my job safer."
- Due to the significant accumulation, snow was loaded and hauled from primary and secondary roadways to maintain safe travel lanes. The removed snow was transported to the back of Mountain View Park.
- 2025 Street Sweeping efforts resulted in: 2,077 total miles swept, 480 total yards of waste.
- Thermal blankets are also now being removed from many of our fields that were installed late last fall.
- The Roads Dept. has been actively addressing and filling potholes throughout the Borough as part of ongoing road maintenance efforts. During this time, crews utilized approximately 8 tons of blacktop.
- I hope everyone has a nice Easter.

Councilwoman Clock made the following comments:

- DPW have gone above and beyond on snow removal.
- Congratulations Dave Oliver.
- The Seniors have a free bus trip to Middlesex College on March 18th.
- The Seniors will be hosting an AARP Defensive Driving Class.
- The Culture and Arts Committee will be coordinating with the Senior Department to host a Multi-Cultural Event.
- The Elks Grand Re-Opening on March 22nd.

Councilman DeScenza made the following comments:

- The Library Board met last night and have some new programs starting soon.

- The Environmental Commission has reported that 250 households have signed up for the Solar Program.
- Mountain View Park Cleanup will be on April 18th.
- We are working on the budget.
- The Joint Land Use Board met on February 26th and the master plan was revised.

Councilman Dotey made the following comments:

- Highlights of the Court Report.
- Highlights of the Fire Report.
- Highlights of the Police Report.
- A new crosswalk was installed on Ashland and Lincoln Blvd.

Councilman Griggs made the following comments:

- The Swim Pool Commission met.
- Registration for residents is open.
- Non-resident registration will open May 1st.
- Highlights of the Recreation Report.
- Thank you DPW for the tremendous job on storm cleanup.

Councilwoman Quinn made the following comments:

- The Board of Health met on February 12th.
- The Board of Health are working on a rabies clinic.
- Shade Tree met on February 12th.
- The Board of Education is getting ready for the budget, they are just waiting on the State.
- We are working to get a shared service agreement with the Board of Education.

XII. ADMINISTRATOR'S REPORT

Blizzard Update February 22, 2026

On Sunday, February 22nd and Monday February 23, 2026, the Borough was hit with a major blizzard with snowfall accumulations of 18"-24". The DPW paid 28 employees a total of 560 hours of overtime for this snow event. The cost of overtime was \$33,000.00. The DPW did a fantastic job clearing 110 lane miles of roadway in Middlesex Borough. I had several calls from residents who appreciated their efforts and congratulated them on a job well

done after driving through other municipalities whose roadways were cleared in a less desirable way.

Army Corps Construction Sites Update

We received a complaint about the Army Corps construction site entrance on Seventh Street. It was reported that construction vehicles were dragging mud and dirt from the jobsite onto the roadway. Lenny Vidal contacted the Army Corps to report the trackout on Seventh Street. They immediately corrected the issue. They were placed on notice to prevent trackout at all construction sites in the future by utilizing crushed rock pads, tire wash stations, and street sweeping.

Health Insurance Plan Application Process

On Friday March 6, 2026, the Borough made application to the state during special open enrollment for a different Health Insurance Plan. Because of the skyrocketing costs in healthcare and in an effort to save healthcare costs we are exploring options on a different plan. We have provided the State with all required documentation before the deadline and will have more information on this as we proceed with the process.

Middlesex Borough Personnel Policy Manual

We are in the process of updating the Middlesex Borough Personnel Manual Policy. We noticed that there were several areas that required clean up to address and clarify some inconsistencies, vague language in the existing document, and updates to laws, regulations and operational practices. We wanted to make sure that the policy provides clear guidance for our employees moving forward. It has been several years since it was reviewed in entirety, so it was appropriate to perform the updates at this time.

Mini Master of Public Administration – Lenny Vidal

Lenny Vidal recently completed the Rutgers Mini-Master of Public Administration (Mini-MPA™) program. This is a professional development program that results in a certification for public service managers working in local government and nonprofit organizations. The program supports professionals in administration seeking a broader understanding of administrative roles, finance, human resources and public policy. He completed the course on March 6, 2026. Congratulations.

MountainView Park Fence Repair

On July 3, 2025, Middlesex Borough experienced a severe storm that created high wind gusts up to 80 miles per hour. As a result, several trees fell in Mountainview Park causing damage to newly constructed fencing in the area. As a result, fencing near the track, soccer field, and softball field were damaged by downed trees. The Borough submitted the cost of repairs to our insurance company, which paid for the damage. The deductible was \$2,500.00 which the Board of Education graciously agreed to pay half of the

deductible. The repairs will be made before spring sporting events start.

Greenbrook Road Guiderail

To close the loop. Greenbrook Road / Starlit Drive Guiderail was destroyed in a motor vehicle crash on September 6, 2025. I reported on October 28, 2025, that we filed a claim through our insurance carrier for the damage.

Since then, the guiderail on Madison Avenue was also destroyed from a motor vehicle crash. I am happy to report that both guide rails were replaced on February 16, 2026, at no cost to the Borough.

Congratulations David Oliver

On behalf of Lenny Vidal and me we want to offer Congratulations to Mr. Oliver on being recognized as a Pillar of Middlesex. Your dedication and work to make Middlesex a better place are recognized and greatly appreciated.

XIII. PRIVILEGE OF THE FLOOR

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

Monica Townsend, 120 Barbara Place made the following comments:

- Thank you Mayor and Council for acknowledging Black History Month.
- Kudos on the crosswalk at Ashland and Lincoln Blvd.
- Asked for clarification on the calls to the Schools in the Police report and suggested they be called something less concerning.
- DPW were very fast with snow removal on the last storm.
- What kind of overtime did the last storm accrue.

Dave Polakiewicz, 240 Hazelwood Avenue made the following comments:

- What is the status of the proposed Ballot question brought up to Council at the last meeting.
- What is the increase with the new health insurance plan.
- What is the expected tax increase percentage.
- What is the definition of abutting, located in the snow removal ordinance.
- How will seniors be effected with the ordinance.
- There needs to be public education.

Vincent Rouse, 61 Washington Avenue made the following comments:

- Kudos to DPW on the storm cleanup.
- Congrats to the Police Department on their diligence in the Schools.
- It was great to honor Dave Oliver.
- Happy Womens Appreciation Month.
- Thank you for acknowledging Black History Month.
- Expressed concerns over the Mayor's comment at the last meeting.
- Mayor and Council need to lead everyone.

Laura Thomassey, 109 Green Avenue made the following comments:

- Thank you DPW.
- The Recreation Committee discussed the big undertaking the Multi-Culture Day would be.
- A community Calendar should be created for the Borough to advertise local community events.

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 83-2026** Approval to Close Legion Place for the Recreation Department to Hold a Bunny Hop on March 28, 2026 From 9am - 1pm

WHEREAS, the Recreation Department has requested to have a “Bunny Hop” on Legion Place on March 28, 2026 between the hours of 9 a.m. and 1 p.m.; and

WHEREAS, all the designated officials have given approval to close Legion Place for this Bunny Hop.

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

1. The Governing Body hereby grants approval to the Recreation Department to close
Legion Place to conduct a “Bunny Hop” on March 28, 2026 between the hours of

9 a.m. and 1 p.m.

2. This resolution shall take effect immediately.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

2. **Resolution 84-2026** Acceptance of Standing Reports

1. Acceptance of the January 2026 Police Report.
2. Acceptance of the January 2026 Court Report.
3. Acceptance of the 2025 Tax Year End Report.
4. Acceptance of the January and February Fire Report.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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

The Governing Body hereby approves 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.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

4. **Resolution 86-2026** Acknowledging the Change in Status for Certain Properties Under the Veteran Tax Deductions

WHEREAS, per (N.J.S.A. 54:4-8.10 et seq.as amended by P.L. 2019 c.413; N.J.A.C. 18:27-1.1 et seq.), certain Veterans were the owners of property in the Borough of Middlesex on or before October 1, 2025, and

WHEREAS, said Veterans did file their claims for the Veteran deduction with the proper official of the Borough of Middlesex, Middlesex County, and

WHEREAS, the Tax Assessor has allowed the following Veteran deduction for the 2026 tax year totaling \$250.00

Name: Smith, Barry C.
Block/Lot: 110 / 9
Amount: \$250.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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

WHEREAS, Code violations, specifically 317-11A(10), were determined to exist requiring the removal of snow and ice;

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 removal of snow; and,

WHEREAS, the Department of Code Enforcement has provided invoices from said outside vendors detailing the costs of the removal in the amount of \$795.00 (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 May 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: 6
 Lot: 2.01
 Address: 125 Bound Brook Rd.
 Amount: \$795.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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

WHEREAS, Code violations, specifically 317-11A(10), were determined to exist requiring the removal of snow and ice;

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 removal of snow; and,

WHEREAS, the Department of Code Enforcement has provided invoices from said outside vendors detailing the costs of removal in the amount of \$695.00 (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 May 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: 242
Lot: 4
Address: 586 Bound Brook Rd.
Amount: \$695.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

7. **Resolution 89-2026** Recycling Enhancement Grant

WHEREAS, The County of Middlesex in continuing to recognize the importance of recycling and the role that the individual municipalities play in conjunction with the County towards achieving an exemplary recycling rate has proposed to provide grant monies to municipalities through the Recycling Enhancement Grant (REG) Program; and

WHEREAS, It is the intent of the REG Program to provide funds to qualifying municipalities to be used for curbside inspection/compliance to enhance a municipality's recycling program; and

WHEREAS, It appears to be in the best interest of the Borough of Middlesex and its citizens to apply for this grant;

NOW THEREFORE, BE IT RESOLVED by the Council of the Borough of Middlesex that the Department of Public Works Superintendent, Leonard Vidal is hereby authorized to submit the attached application for consideration of a grant to the Middlesex County Division of Solid Waste Management.

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

AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

8. **Resolution 90-2026** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption for Block 285 Lot 37

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 March 10, 2026 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: 11/07/2024

Block/Lot: 285 / 37

Amount: \$16,403.00

Premium: \$43,000.00

Certificate: 23-00006

Payable To: Phoenix Funding, Inc.
1148 Springfield Avenue
Mountainside, NJ 07092

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

9. **Resolution 91-2026** Authorizing Added Lien Tax for the Clean-Up Costs Incurred From Violations of the Property Maintenance Code

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, 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 \$2,736.00 (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 May 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: 284
Lot: 52
Address: 740 Drake Avenue
Amount: \$2,736.00

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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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

WHEREAS, the Governing Body hereby approves the hiring of James Felton of Plainfield, NJ as Part-Time Zoning and Construction Clerk (Temporary) at starting rate of \$20.00/hour for 25 hours per week effective March 11, 2026 pending satisfactory physical and background check.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

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

The governing body hereby hires Daemon Macarone of Middlesex, NJ, as part time employee for the DPW in the Sanitation Department effective March 11, 2026, at \$16.00 per hour, 28 hours per week. Mr. Macarone has completed the requirements for a satisfactory physical and background check.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

12. **Resolution 94-2026** Authorizing the Release of Developer Escrow Inspection Fees Balance - New Vernon Equities

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.

New Vernon Equities	JLUB 2023-011	Inspection Escrow Account
New Vernon Equities	JLUB 2023-001	Cash Performance Guarantee
New Vernon Equities	JLUB 2023-001	Safety & Stabilization

Guarantee

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

13. **Resolution 95-2026** Authorizing the Release of Developer Escrow Inspection Fees Balance – 822 Lincoln, LLC

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.

822 Lincoln, LLC	P2019-01	Inspection Escrow Account
822 Lincoln, LLC	P2019-01	Cash Performance Guarantee

RESULT:	ADOPTED
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MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

14. **Resolution 96-2026** Adopting An Affirmative Marketing Plan For The Middlesex Borough Affordable Housing Program

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”), the Borough of Middlesex is required to adopt an Affirmative Marketing Plan for the Borough’s affordable housing program (“Plan”) by March 15, 2026, and

WHEREAS, a plan has been prepared and is annexed hereto as Exhibit A; and

WHEREAS, the Borough seeks to comply with all aspects of the FHA in order to obtain a Compliance Certification and immunity from exclusionary zoning and builder’s remedy lawsuits.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of March, 2026, by the Council of the Borough of Middlesex, Middlesex County, State of New Jersey, as follows:

1. The Affirmative Marketing Plan attached hereto as Exhibit A is hereby adopted.
2. This resolution shall take effect immediately.

CERTIFICATION

I, Kelsey Meixner, Clerk of the Borough of Middlesex, County of Middlesex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on March 10, 2026.

Kelsey Meixner, Borough Clerk

EXHIBIT A

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

15. **Resolution 97-2026** Adopting An Affordability Assistance Manual For The Middlesex Borough Affordable Housing Program

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”), the Borough of Middlesex is required to adopt an Affordability Assistance Manual for the Borough’s affordable housing program (“Manual”) by March 15, 2026, and

WHEREAS, a manual has been prepared and is annexed hereto as Exhibit A; and

WHEREAS, the Borough seeks to comply with all aspects of the FHA in order to obtain a Compliance Certification and immunity from exclusionary zoning and builder’s remedy lawsuits.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of March, 2026, by the Council of the Borough of Middlesex, Middlesex County, State of New Jersey, as follows:

1. The Housing Rehabilitation Manual attached hereto as Exhibit A is hereby adopted.
2. This resolution shall take effect immediately.

CERTIFICATION

I, Kelsey Meixner, Clerk of the Borough of Middlesex, County of Middlesex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on March 10, 2026.

Kelsey Meixner, Borough Clerk

EXHIBIT A

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

16. **Resolution 98-2026** Adopting A Housing Rehabilitation Manual For The Middlesex Borough Affordable Housing Program

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”), the Borough of Middlesex is required to adopt a Housing Rehabilitation Manual for the Borough’s affordable housing program (“Manual”) by March 15, 2026, and

WHEREAS, a manual has been prepared and is annexed hereto as Exhibit A; and

WHEREAS, the Borough seeks to comply with all aspects of the FHA in order to obtain a Compliance Certification and immunity from exclusionary zoning and builder’s remedy lawsuits.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of March, 2026, by the Council of the Borough of Middlesex, Middlesex County, State of New Jersey, as follows:

1. The Affordability Assistance Manual attached hereto as Exhibit A is hereby adopted.
2. This resolution shall take effect immediately.

CERTIFICATION

I, Kelsey Meixner, Clerk of the Borough of Middlesex, County of Middlesex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on March 10, 2026.

Kelsey Meixner, Borough Clerk

EXHIBIT A

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

17. **Resolution 99-2026** Approval of a Coin Toss Fundraiser for Parker Engine & Hose Co. #4

WHEREAS, Parker Engine & Hose Company #4 has requested to hold a fund raising event within the Borough of Middlesex by conducting a coin toss within the borough at the intersections of South Lincoln Avenue and Route 28 from 10am to 2pm; and

WHEREAS, Parker Engine & Hose Company #4 would like to conduct this coin toss on April 4, 2026, rain date April 11, 2026, June 20, 2026, rain date June 27, 2026, and September 12, 2026, rain date September 19, 2026; and

WHEREAS, Parker Engine & Hose Company #4 has met all of the criteria required in Middlesex Borough Ordinance No. 1747-09, with the exception of the approval of the New Jersey Department of Transportation.

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

1. The Governing Body hereby approves, Parker Engine & Hose Company #4 conduct a coin toss on April 4, 2026, rain date April 11, 2026, June 20, 2026, rain date June 27, 2026, and September 12, 2026, rain date September 19, 2026 at the above location, pending receipt of approval from the New Jersey Department of Transportation.

2. This resolution take effect immediately.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

18. **Resolution 102-2026** Adopting An Affordable Housing Trust Fund Spending Plan

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (“FHA”), the Borough of Middlesex is required to adopt a Spending Plan for the Borough’s affordable housing trust fund (“Plan”) by March 15, 2026, and

WHEREAS, a plan has been prepared and is annexed hereto as Exhibit A; and

WHEREAS, the Borough seeks to comply with all aspects of the FHA in order to obtain a Compliance Certification and immunity from exclusionary zoning and builder’s remedy lawsuits.

NOW, THEREFORE, BE IT RESOLVED on this 10th day of March, 2026, by the Council of the Borough of Middlesex, Middlesex County, State of New Jersey, as follows:

1. The Spending Plan attached hereto as Exhibit A is hereby adopted.
2. This resolution shall take effect immediately.

CERTIFICATION

I, Kelsey Meixner, Clerk of the Borough of Middlesex, County of Middlesex, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by the Borough Council at a meeting held on March 10, 2026.

Kelsey Meixner, Borough Clerk

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

19. **Resolution 103-2026** Hiring James Rooney as a School Crossing Guard Effective Immediately

At the recommendation of Chief Geist, the Governing Body hereby hires the James Rooney as a School Crossing Guard for the Borough of Middlesex effective immediately. The individual has been investigated by the Middlesex Police Department and meet all of the requirements for the position.

RESULT:	ADOPTED
MOVER:	Council President Michael Conahan
SECONDER:	Councilman Kevin Dotey
AYES:	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

XV. NON-CONSENT AGENDA/RESOLUTIONS:

1. **Resolution 100-2026** 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, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

XVI. AGENDA WORKSHOP ITEM

XVII. PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS

XVIII. EXECUTIVE SESSION

1. **Resolution 101-2026** 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 - Smalley Avenue and Contract Negotiations - Shared Service Agreement - BOE; 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, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
NAYS:	None
ABSTAINED:	None

-
1. Contract Negotiations - Smalley Avenue
 2. Contract Negotiations - Shared Service Agreement - BOE
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XIX. ADJOURNMENT

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

Respectfully yours,

Kelsey Meixner
Clerk