

AGENDA (FINAL)

MAYOR AND BOROUGH COUNCIL

MEETING NO. 8

DATE: 6-8-2026

Time: 7:00 P.M.

REGULAR (X)

SPECIAL ()

OTHER _____

ROLL CALL:	Mayor Guindi	()	Clm. Giannakopoulos	()	Adm: _____
	Clw. DaSilva	()	Clm. Gurchensky	()	Atty: _____
	Clm. Donato	()	C. Pres. DeSantis	()	Eng.: _____
	Clm. Dziemian	()			Other: _____

MEETING CALLED TO ORDER BY PRESIDING OFFICER

STATEMENT OF NOTICE OF PUBLICATION - CHAPTER 231, P. L. 1975

IN COMPLIANCE WITH CHAPTER 231 OF PUBLIC LAW OF 1975, NOTICE OF THIS MEETING TO BE HELD AT THE CRIMINAL JUSTICE BUILDING, 61 MAIN STREET, SOUTH RIVER HAS BEEN PUBLISHED IN THE HOME NEWS TRIBUNE ON JANUARY 7, 2026, POSTED ON THE MUNICIPAL BUILDING BULLETIN BOARD, THE BOROUGH WEBSITE, THE FRONT DOOR OF THE CRIMINAL JUSTICE BUILDING AT 61 MAIN STREET, SOUTH RIVER.

CALL OF THE ROLL

SALUTE TO THE FLAG / MOMENT OF SILENCE

PROCLAMATIONS, HONORS, AWARDS & PRESENTATIONS

- None

AGENDA SESSION

- Discussion on Ordinances

ORDINANCES - SECOND READING/PUBLIC HEARING

2026-11 **AN ORDINANCE AMENDING CHAPTER 72 OF THE CODE OF THE BOROUGH OF SOUTH RIVER, ENTITLED "PUBLIC SAFETY," TO AMEND SECTION 72-27, ENTITLED "SPECIAL LAW ENFORCEMENT OFFICERS," TO CHANGE THE TITLE OF CLASS ONE SPECIAL LAW ENFORCEMENT OFFICER SERGEANT TO CLASS ONE SPECIAL LAW ENFORCEMENT OFFICER SUPERVISOR**

- *PUBLIC HEARING*
- *COUNCIL DISCUSSION*
- *MOTION TO ADOPT*

2026-12 **AN ORDINANCE AMENDING CHAPTER 193, "VEHICLES AND TRAFFIC," OF THE BOROUGH CODE OF THE BOROUGH OF SOUTH RIVER TO ESTABLISH NO STANDING ZONES ON PORTIONS OF CHARLES STREET AND LINCOLN STREET**

- *PUBLIC HEARING*
- *COUNCIL DISCUSSION*
- *MOTION TO ADOPT*

**AN ORDINANCE AMENDING § 363-5 OF THE CODE OF THE BOROUGH OF SOUTH RIVER
TO ADD A FARMERS' MARKET VENDOR ANNUAL PERMIT FEE**

- AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS
BLOCK 58, LOT 1 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOUTH RIVER,
FROM SOUTH RIVER LITTLE LEAGUE, FOR NOMINAL CONSIDERATION**

- BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$2,921,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,805,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, NEW JERSEY**

AN ORDINANCE AMENDING CHAPTER 72, "PUBLIC SAFETY, DEPARTMENT OF," AND CHAPTER 246, "PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS," OF THE CODE OF THE BOROUGH OF SOUTH RIVER TO UPDATE PROCEDURES CONCERNING THE ADMINISTRATION, USE, AND ACCESS OF BOROUGH-OWNED PROPERTY.

- *MOTION TO ADOPT*

2026-17

AN ORDINANCE AMENDING CHAPTER 103, "ALCOHOLIC BEVERAGES," ARTICLE I, "ALCOHOLIC BEVERAGES," SECTION 103-17, "HOURS OF SALE," OF THE CODE OF THE BOROUGH OF SOUTH RIVER TO AMEND THE PROHIBITED HOURS OF SALE ON SUNDAYS.

2nd Reading and Public Hearing to take place on June 29th, 2026 at 7:00 pm or shortly after at the Council Chambers in the Criminal Justice Building – 61 Main Street, South River or remotely via Zoom

- **MOTION TO ADOPT**

REPORTS

Mayor/Business Administrator/Departments/Professionals/Governing Body

PUBLIC COMMENT – Consent Resolutions Only (5 min per speaker)

MAYORAL APPOINTMENTS

- None

WHEREAS RESOLUTION 2026-01 AUTHORIZES THE BOROUGH COUNCIL TO UTILIZE A CONSENT AGENDA TO ADOPT VARIOUS RESOLUTIONS OF A ROUTINE AND NONCONTROVERSIAL NATURE AT ONE TIME. NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED THAT THE BELOW-LISTED RESOLUTIONS ARE HEREBY ADOPTED BY THE BOROUGH COUNCIL IN WHOLE AS IF THE SAME WERE INDIVIDUALLY ACTED UPON.

CONSENT RESOLUTIONS 2026-157 to 2026-178

157	Appointment of a part-time Municipal Court employee
158	Property Tax Refund- 9 Milton Avenue
159	Authorize a Shared Service Agreement with the South River Board of Education
160	Awarding a contract to CME Associates for Professional Services
161	Appointment of a Hearing Officer
162	Property Tax Refund- 3 Mitchell Avenue
163	Authorizing the South River Fire Department to conduct a Boot Drive
164	Authorizing a Block Party for Heritage Landing on June 14, 2026
165	Authorizing the award of a contract for Pickleball Courts
166	Granting Renewal to ABC Licenses for the 2026-2027 license year
167	Approval of a Special Events permit to the VFW for an event to be held on June 28, 2026
168	Authorizing the Borough Clerk to waive the Special Event Permit fee for the VFW
169	Authorizing a contract for Grekoski Park Inclusive Playground
170	Appointment of a Board of Health member
171	Approval of a Special Events permit to the Portuguese Club for an event that was held on June 6, 2026
172	Insertion of any Special Item of Revenue in the Budget
173	Authorize 2026 salaries of Certain Employees and Officials
174	Authorizing the Conditional Appointment of Kerwin J. Sampson as a Police Officer
175	Property Tax Refund – June Street
176	Authorize Certain Utility Refunds
177	Authorize the Bills & Claims List
178	Authorizing the issuance of a Request for Proposal

APPROVE/DENY RESOLUTIONS 2026-157 to 2026-178

PUBLIC COMMENTS – Good and Welfare of the Borough (5 min per speaker)

GOVERNING BODY COMMENTS (For the Good and Welfare of the Borough)

ADJOURNMENT

The next scheduled Council Meeting will take place on June 29th, 2026 at 7:00 pm

ORDINANCE 2026-11

AN ORDINANCE AMENDING CHAPTER 72 OF THE CODE OF THE BOROUGH OF SOUTH RIVER, TITLED "PUBLIC SAFETY," TO AMEND SECTION 72-27, TITLED "SPECIAL LAW ENFORCEMENT OFFICERS," TO CHANGE THE TITLE OF CLASS ONE SPECIAL LAW ENFORCEMENT OFFICER SERGEANT TO CLASS ONE SPECIAL LAW ENFORCEMENT OFFICER SUPERVISOR.

WHEREAS, the Borough of South River has established the position of Special Law Enforcement Officer within Chapter 72, Section 72-27 of the Code of the Borough of South River; and

WHEREAS, Section 72-27 currently refers to certain designated Class One Special Law Enforcement Officers as "Class One Special Law Enforcement Officer Sergeants" or "Class One Sergeants"; and

WHEREAS, the Chief of Police has requested that the title of Class One Special Law Enforcement Officer Sergeant be changed to Class One Special Law Enforcement Officer Supervisor; and

WHEREAS, the purpose of this amendment is to distinguish the Borough's regular sworn police rank of Sergeant from the designated Class One Special Law Enforcement Officer position, and to reduce confusion regarding the authority and responsibilities associated with each role; and

WHEREAS, this Ordinance is intended as a title and nomenclature change only, and is not intended to alter the powers, duties, limitations, supervision, employment status, or statutory authority of any Special Law Enforcement Officer.

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

SECTION 1. Amendment to Section 72-27D(1)(f).

Chapter 72, Section 72-27D(1)(f) of the Code of the Borough of South River is hereby amended to read as follows:

(f) The number of Class One Special Law Enforcement Officers shall consist of a maximum of two Class One Special Law Enforcement Officer Supervisors and 18 Class One Special Law Enforcement Officers.

SECTION 2. Amendment to Section 72-27D(1)(g).

Chapter 72, Section 72-27D(1)(g) of the Code of the Borough of South River is hereby amended to read as follows:

(g) The Chief of Police shall be responsible for designating up to two Class One Special Law Enforcement Officers who will hold the position of Class One Special Law Enforcement Officer Supervisor during their period of appointment.

SECTION 3. Amendment to Section 72-27D(2)(d).

Chapter 72, Section 72-27D(2)(d) of the Code of the Borough of South River is hereby amended to read as follows:

(d) The Class One Special Law Enforcement Officer Supervisors will be responsible for the scheduling of Class One Special Law Enforcement Officers to any given assignment at the direction of the Chief of Police or his direct designee.

SECTION 4. Amendment to Section 72-27D(8)(a)[5].

Chapter 72, Section 72-27D(8)(a)[5] of the Code of the Borough of South River is hereby amended to read as follows:

[5] Class One Special Law Enforcement Officer Supervisors: minimum wage plus \$8 per hour.

SECTION 5. Construction.

This Ordinance shall be construed as a title and nomenclature amendment only. Nothing herein shall be construed to create a regular police rank, to modify the chain of command of the South River Police Department, to alter the statutory classification or authority of any Special Law Enforcement Officer, to expand the duties of any Class One Special Law Enforcement Officer, or to modify the supervision and limitations otherwise applicable under Section 72-27 of the Code of the Borough of South River and N.J.S.A. 40A:14-146.8 et seq.

SECTION 6. Repealer.

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

SECTION 7. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. Codification.

The Borough Clerk and/or the codifier are authorized and directed to make all necessary changes to the Code of the Borough of South River to reflect the amendments adopted herein.

SECTION 9. Effective Date.

This Ordinance shall take effect upon final passage and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on May 11th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 8th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 5-11-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>			X			
<i>Councilman Donato</i>			X			
<i>Councilman Dziemian</i>		X	X			
<i>Councilman Giannakopoulos</i>						X
<i>Councilman Gurchensky</i>			X			
<i>Council President DeSantis</i>	X		X			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Adopted 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

SIGNED BY:

ATTESTED BY:

PETER S. GUINDI

ALYSSA HAGER

ORDINANCE 2026-12

AN ORDINANCE AMENDING CHAPTER 193, "VEHICLES AND TRAFFIC," OF THE BOROUGH CODE OF THE BOROUGH OF SOUTH RIVER TO ESTABLISH NO STANDING ZONES ON PORTIONS OF CHARLES STREET AND LINCOLN STREET.

WHEREAS, the Borough of South River is authorized to regulate traffic and parking on streets under municipal jurisdiction, including by ordinance regulating the parking of vehicles on streets and portions thereof; and

WHEREAS, the South River Police Department has reviewed traffic conditions in the area of Pillars Preparatory Academy, located at 34 Charles Street, including conditions occurring during student drop-off and pick-up periods; and

WHEREAS, the Police Department has reported that vehicles stopping, standing, or idling in the area create congestion, restrict visibility, interfere with traffic flow, and limit the passage of vehicles, including emergency vehicles; and

WHEREAS, the Police Department has further reported that the existing conditions have created recurring nuisances for nearby residents, including blocked driveways, restricted access to on-street parking, excessive noise, and vehicles using private driveways to turn around; and

WHEREAS, the Police Department has recommended that the Borough amend § 193-32.1, Schedule IIIA, "No Standing," to add no standing restrictions on the south side of Charles Street from Stanton Street to Lincoln Street and on the west side of Lincoln Street from Charles Street to a point 265 feet south thereof; and

WHEREAS, the Mayor and Borough Council find that the proposed amendments are necessary and appropriate to enhance public safety, improve traffic flow, reduce congestion, and address the conditions identified by the Police Department.

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

SECTION 1. Purpose.

The purpose of this Ordinance is to amend Chapter 193, "Vehicles and Traffic," of the Borough Code of the Borough of South River to establish no standing zones on portions of Charles Street and Lincoln Street in order to promote public safety, improve traffic flow, and address congestion in the area of Pillars Preparatory Academy.

SECTION 2. Amendment to Chapter 193.

Chapter 193 of the Borough Code of the Borough of South River, titled "Vehicles and Traffic," is hereby amended and supplemented to amend § 193-32.1, Schedule IIIA, "No Standing," to add the following:

Name of Street	Side	Location
Charles Street	South	From Stanton Street to Lincoln Street
Lincoln Street	West	From Charles Street to a point 265 feet south thereof

SECTION 3. No Standing Restrictions.

No person shall stand or permit a vehicle to stand in the areas designated in Section 2 of this Ordinance, except as otherwise permitted by law.

SECTION 4. Signs and Enforcement.

The appropriate Borough officials are hereby authorized and directed to install, or cause to be installed, appropriate signage designating the no standing zones established by this Ordinance. The restrictions adopted herein shall be enforceable upon the installation of appropriate signage.

SECTION 5. Continuing Effect.

Except as amended and supplemented by this Ordinance, Chapter 193 of the Borough Code of the Borough of South River shall remain in full force and effect.

SECTION 6. Repealer.

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

SECTION 7. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. Codification.

The Borough Clerk and/or the codifier are authorized and directed to make all necessary changes to the Code of the Borough of South River to reflect the amendments adopted herein.

SECTION 9. Effective Date.

This Ordinance shall take effect upon final passage and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on May 11th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 8th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 5-11-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>			X			
<i>Councilman Donato</i>			X			
<i>Councilman Dziemian</i>			X			
<i>Councilman Giannakopoulos</i>						X
<i>Councilman Gurchensky</i>		X	X			
<i>Council President DeSantis</i>	X		X			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Adopted 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

SIGNED BY:

ATTESTED BY:

PETER S. GUINDI

ALYSSA HAGER

ORDINANCE 2026-13

AN ORDINANCE AMENDING § 363-5 OF THE CODE OF THE BOROUGH OF SOUTH RIVER TO ADD A FARMERS' MARKET VENDOR ANNUAL PERMIT FEE

WHEREAS, the Code of the Borough of South River presently establishes fee requirements for retail and wholesale food establishments, including a fee for a temporary retail food establishment of \$25 for a one-day permit and \$10 for each consecutive day thereafter; and

WHEREAS, the Governing Body has determined that vendors participating in duly authorized farmers' markets within the Borough should be subject to a permit structure tailored specifically to farmers' market operations, rather than the existing temporary retail food establishment fee structure; and

WHEREAS, the Governing Body desires to create a new annual permit fee specifically for farmers' market vendors so that such vendors may operate at duly authorized farmers' markets within the Borough during the calendar year under a single annual permit; and

WHEREAS, the Governing Body further finds that establishing an annual farmers' market vendor permit will create a clearer and more predictable fee structure for farmers' market participation; and

WHEREAS, the Governing Body also desires to make clear that this annual farmers' market vendor permit applies only to farmers' market vendors operating stands at a farmers' market and does not apply to food trucks;

NOW, THEREFORE, BE IT ORDAINED by the governing body of the Borough of South River, County of Middlesex, State of New Jersey, as follows:

Section 1. Amendment to Code.

Section 363-5 of the Code of the Borough of South River, titled "Fees," is hereby amended to read as follows:

§ 363-5. Fees.

The fees for licenses for retail and wholesale food establishments, such licenses to be effective from January 1 until December 31 of the current year, are hereby amended as follows:

- A. Retail and wholesale food establishments, permanent locale: \$100.
- B. Any retail food establishment engaged in the sale of packaged food products: \$50.
- C. Temporary retail food establishment: \$25 for a one-day permit and \$10 additional for each consecutive day thereafter.
- D. Farmers' market vendor annual permit: \$50. This annual permit shall be valid for the calendar year commencing January 1 and ending December 31 of the same year and shall entitle the permit holder to set up and operate a stand at a duly authorized farmers' market within the Borough for the entirety of that calendar year without payment of any additional daily temporary retail food establishment fee. This annual permit shall apply only to farmers' market vendors operating stands at a farmers' market and shall not apply to food trucks.
- E. Late fee of \$20 after January 31 of the current year for retail and wholesale food establishments.
- F. Late fee of \$10 after January 31 of current year for sale of packaged food products.

Section 2. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 3. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 4. Codification.

This Ordinance shall be codified in the Code of the Borough of South River as amended herein.

Section 5. Effective Date.

This Ordinance shall take effect upon final passage, approval, and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on May 11th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 8th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 5-11-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>			X			
<i>Councilman Donato</i>			X			
<i>Councilman Dziemian</i>		X	X			
<i>Councilman Giannakopoulos</i>						X
<i>Councilman Gurchensky</i>			X			
<i>Council President DeSantis</i>	X		X			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Adopted 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

SIGNED BY:

ATTESTED BY:

PETER S. GUINDI

ALYSSA HAGER

ORDINANCE 2026-14

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 58, LOT 1 ON THE OFFICIAL TAX MAP OF THE BOROUGH OF SOUTH RIVER, FROM SOUTH RIVER LITTLE LEAGUE, FOR NOMINAL CONSIDERATION.

WHEREAS, South River Little League, a New Jersey nonprofit corporation, is the owner of certain real property located in the Borough of South River, County of Middlesex, State of New Jersey, commonly known as 63 Burton Avenue, South River, New Jersey, and designated on the official Tax Map of the Borough of South River as Block 58, Lot 1 (the "Property"); and

WHEREAS, the Property was conveyed by the Borough of South River to South River Little League by deed dated June 24, 1965, for consideration of One Dollar (\$1.00) and other good and valuable consideration, and said deed further provided that the Property was to be used by the grantee for recreational and athletic purposes only, with reverter language in favor of the Borough in the event of diversion to another use without the Borough's permission; and

WHEREAS, the Mayor and Borough Council have determined that it is in the best interests of the Borough and its residents for the Borough to acquire title to the Property from South River Little League for nominal consideration of One Dollar (\$1.00) so that the Property may continue to be owned, preserved, maintained, and used for public recreational, park, athletic, and related municipal purposes; and

WHEREAS, the Borough is authorized to acquire real property for public purposes, including by gift or other lawful conveyance, upon authorization by ordinance; and

WHEREAS, the Mayor and Borough Council desire to authorize the acquisition of the Property and further authorize the appropriate Borough officials to execute all documents necessary to effectuate the acquisition and acceptance of title;

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

Section 1. Authorization to Acquire Property.

The Borough of South River is hereby authorized to acquire from South River Little League all of its right, title, and interest in and to the real property known as Block 58, Lot 1 on the official Tax Map of the Borough of South River, also commonly known as 63 Burton Avenue, South River, New Jersey, for nominal consideration of One Dollar (\$1.00).

Section 2. Purpose of Acquisition.

The Property shall be acquired and accepted by the Borough for public park, recreational, athletic, baseball field, open space, and other related municipal purposes, consistent with applicable law and the historic use and deed history of the Property.

Section 3. Authorization to Execute Documents.

The Mayor, Borough Clerk, Borough Administrator, Borough Attorney, and such other Borough officials and professionals as may be necessary are hereby authorized and directed to take all actions necessary or appropriate to effectuate the acquisition of the Property, including, without limitation, the authority to:

- a. accept and execute the deed and any deed acceptance documents;
- b. review, negotiate, approve, and execute affidavits, certifications, closing statements, transfer declarations, and any and all other closing documents;

- c. obtain and review title, tax, utility, survey, and other due diligence materials;
- d. take such actions as may be necessary to record the deed and related instruments; and
- e. execute such other documents and perform such other acts as may be necessary or convenient to legally effectuate the transfer of title to the Borough.

Section 4. Borough Attorney Approval.

All conveyance documents, including the form of deed and any ancillary affidavits, certifications, and closing documents, shall be subject to review and approval by the Borough Attorney, whose approval shall be conclusively evidenced by the Borough Attorney's preparation of, review of, and/or consent to such documents.

Section 5. Conditions of Closing.

The authorization granted herein shall be subject to and conditioned upon:

- a. receipt of evidence satisfactory to the Borough Attorney that South River Little League has duly authorized the conveyance;
- b. confirmation of marketable title or such title as the Borough may accept in its discretion;
- c. satisfaction, adjustment, or other disposition of any outstanding utility or municipal charges as may be identified prior to closing; and
- d. compliance with all recording and closing requirements required by law or by the Middlesex County Clerk for transfer of title.

The tax search provided for the property lists no liens, but does show an open electric balance, which should be addressed before or at closing.

Section 6. Acceptance of Conveyance.

Upon satisfaction of the conditions set forth herein and execution of the necessary transfer documents, the Borough is hereby authorized to accept conveyance of the Property and to cause the deed and related instruments to be recorded.

Section 7. Repealer.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 8. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

Section 9. Effective Date.

This Ordinance shall take effect upon final passage and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on May 11th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 8th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 5-11-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>			X			
<i>Councilman Donato</i>			X			
<i>Councilman Dziemian</i>			X			
<i>Councilman Giannakopoulos</i>						X
<i>Councilman Gurchensky</i>		X	X			
<i>Council President DeSantis</i>	X		X			

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Adopted 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

SIGNED BY:**ATTESTED BY:**

PETER S. GUINDI

ALYSSA HAGER

ORDINANCE 2026-15

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF VARIOUS CAPITAL EQUIPMENT, APPROPRIATING \$2,921,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,805,000 BONDS AND NOTES TO FINANCE A PORTION OF THE COSTS THEREOF, AUTHORIZED IN AND BY THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, NEW JERSEY

BE IT ORDAINED by the BOROUGH COUNCIL OF THE BOROUGH OF SOUTH RIVER, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvements described in Section 3 of this bond ordinance are hereby authorized as general and Sewer Utility improvements to be undertaken in and by the Borough of South River, in the County of Middlesex, New Jersey (the "Borough"). For the improvements or purposes described in Section 3, there is hereby appropriated the sum of \$2,921,000.00, said sum being inclusive of all appropriations heretofore made therefor, including \$1,020,738.85 in grant funds expected to be received from the Middlesex County Open Space, Recreation and Farmland and Historic Preservation Trust Fund (MCTF), and the sum of \$95,261.15 as the down payment for said purposes as required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. The down payment is now available by virtue of budget appropriation and provision for down payment or for capital improvement purposes in the Capital Improvement Fund of one or more previously adopted budgets.

Section 2. In order to finance the costs of said improvements or purposes not provided for by the application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount not to exceed \$1,805,000.00, pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for which the obligations are to be issued consist of (i) the acquisition of a sanitation truck; (ii) the acquisition of various equipment for the Police Department; (iii) various improvements to the Veterans Drive Athletic Field; (iv) the acquisition of various equipment for the Fire Department; and (v) various sewer system improvements, including, but not limited to, sewer main and pump station improvements, together with all purposes necessary, incidental or appurtenant thereto, all as shown on and in accordance with contracts, plans, specifications or requisitions therefor on file with or through the Borough Clerk, as finally approved by the governing body of the Borough.

(b) The estimated maximum amount of bonds or notes to be issued for the improvements or purposes described in Section 3(a) hereof is \$1,805,000.00, as stated in Section 2 hereof.

(c) The estimated cost of the improvements or purposes described in Section 3(a) hereof is \$2,921,000.00, which is equal to the amount of the appropriation herein made therefor. The excess of the appropriation of \$2,921,000.00 over the estimated maximum amount of bonds or notes to be issued therefor being the amount of said \$95,261.15 down payment for said purposes, and said \$1,020,738.85 grant funds expected to be received from the MCTF for said improvements to the Veterans Drive Athletic Field.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer of the Borough, provided that no note shall mature later than one (1) year from its date. All notes issued hereunder may be renewed from time to time subject to the provisions of N.J.S.A. 40A:2-8. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer, who shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of such notes occurs, such report shall include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not a current expense and are improvements or purposes that the Borough may lawfully undertake as general and Sewer Utility improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of the improvements or purposes, within the limitations of the Local Bond Law and taking into consideration the amount of the obligations authorized for said purposes, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 13.84737 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Borough Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such Statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,805,000.00 and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$556,000.00 for interest on said obligations, costs of issuing said obligations, engineering costs, legal fees and other items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included as part of the cost of said improvements and is included in the estimated cost indicated herein for said improvements.

(e) To the extent that moneys of the Borough are used to finance, on an interim basis, costs of said improvements or purposes, the Borough reasonably expects such costs to be paid or reimbursed with the proceeds of obligations issued pursuant hereto.

Section 6. The capital budget of the Borough is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. The resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Borough Clerk and is available there for public inspection.

Section 7. Any grant or similar moneys from time to time received by the Borough for the improvements or purposes described in Section 3 hereof, shall be applied either to direct payment of the cost of the improvements within the appropriation herein authorized or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are received and so used.

Section 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and, unless paid from other sources, the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

Section 9. This bond ordinance shall take effect twenty (20) days after the first dissemination thereof through the Borough's website after final adoption, as provided by the Local Bond Law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on June 8th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 29th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2026-16

AN ORDINANCE AMENDING CHAPTER 72, "PUBLIC SAFETY, DEPARTMENT OF," AND CHAPTER 246, "PARKS, PLAYGROUNDS AND PUBLIC BUILDINGS," OF THE CODE OF THE BOROUGH OF SOUTH RIVER TO UPDATE PROCEDURES CONCERNING THE ADMINISTRATION, USE, AND ACCESS OF BOROUGH-OWNED PROPERTY.

WHEREAS, the Borough of South River owns, maintains, and controls certain buildings, lands, grounds, facilities, apparatus, equipment, and property used by or associated with the South River Fire Department; and

WHEREAS, the Borough Code presently provides that the South River Fire Department consists of three companies, namely Engine Company No. 1, Reliable Fire Company, and Summit Engine Company; and

WHEREAS, the Borough Code presently provides that all apparatus, accessories, vehicles, equipment, and supplies necessary for the maintenance and operation of the Fire Department shall be bought and paid for by the Borough of South River; and

WHEREAS, the Borough Code presently provides that the Fire Chief is responsible for Fire Department property, excluding buildings and grounds; and

WHEREAS, the Borough Code presently contains provisions concerning the Fire Committee and Building Managers, including provisions concerning the operation and use of fire stations, outside or non-Fire-Department use of fire stations, and the issuance and return of keys/fobs; and

WHEREAS, the Mayor and Council desire to preserve the administrative role of Building Managers with respect to the issuance, tracking, suspension, deactivation, and return of keys, fobs, access cards, access codes, electronic credentials, and other means of access to Borough-owned fire stations and related Fire Department facilities, while confirming that all such authority remains subject to the ultimate authority, review, modification, reversal, and override of the Mayor and Council; and

WHEREAS, the Mayor and Council desire to clarify that no Fire Department officer, Fire Chief, Assistant Chief, Fire Committee member, Building Manager, fire company officer, fire company member, or other Fire Department member shall have independent authority to approve outside, non-Fire-Department, private, commercial, or nonmunicipal use of Borough-owned fire stations, buildings, lands, grounds, facilities, or related municipal property, except as expressly authorized by the Mayor and Council; and

WHEREAS, the Mayor and Council further desire to conform Chapter 246, Article II, "Municipal Buildings," so that use of Borough-owned Fire Department facilities is governed by the specific requirements set forth herein; and

WHEREAS, the Mayor and Council find that this Ordinance is necessary and appropriate to protect public property, promote accountability, avoid unauthorized private or commercial use of Borough resources, and ensure that Borough-owned Fire Department facilities are used only for lawful, authorized, and municipal purposes.

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

SECTION 1. Amendment to § 72-5D, "Duties of Chief."

Chapter 72, Article II, § 72-5D of the Code of the Borough of South River is hereby amended and supplemented to read as follows:

- D.** The Chief shall be responsible for all Fire Department property, excluding buildings and grounds. The Chief's responsibility for Fire Department property shall not include, and shall not be construed to include, authority to approve, authorize, permit, schedule, license, or otherwise allow any outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of any Borough-owned fire station, building, land, grounds, facility, room, office, bay, storage area, parking area, or other Borough-owned real property. Such authority shall remain with the Mayor and Council, except to the limited extent expressly authorized by ordinance, resolution, or written policy adopted by the Mayor and Council.

SECTION 2. Amendment to § 72-7, "Fire Committee."

Chapter 72, Article II, § 72-7 of the Code of the Borough of South River is hereby amended and supplemented to read as follows:

A. Fire Committee.

The Fire Committee for the South River Fire Department shall consist of the Company Presidents and Vice Presidents from Engine Company No. 1, Reliable Fire Company, and Summit Engine Company.

B. General Duties and Scope of Authority.

- (1) The Fire Committee may serve in an advisory and liaison capacity with respect to communications between the Fire Department, the fire companies, the Borough Administrator, and the Mayor and Council concerning the condition, maintenance, repair, and orderly operation of Borough-owned fire stations and related Fire Department facilities.
- (2) All fire stations, buildings, lands, grounds, rooms, offices, bays, apparatus areas, storage areas, parking areas, facilities, and other real property used by or associated with the South River Fire Department are Borough-owned municipal property and shall be subject to the ultimate authority, control, and discretion of the Mayor and Council.
- (3) No outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of any Borough-owned fire station, building, land, grounds, room, office, bay, apparatus area, storage area, parking area, facility, or related municipal property shall be permitted unless expressly authorized by:
 - a. resolution adopted by the Mayor and Council; or
 - b. a written facilities-use policy adopted by resolution of the Mayor and Council, provided that such policy expressly authorizes the particular category of use and establishes the conditions under which administrative approval may be granted.
- (4) The Borough Administrator, or the Borough Administrator's designee, may administer and implement any facilities-use policy adopted by the Mayor and Council, including the receipt of applications, scheduling, maintenance of records, collection of required documents, verification of insurance, coordination of access, and enforcement of conditions of approval. The Borough Administrator's administrative role shall not be construed as independent policy-making authority and shall be exercised only in accordance with this Chapter, Chapter 246, and any ordinance, resolution, or policy adopted by the Mayor and Council.
- (5) No Fire Chief, First Assistant Chief, Second Assistant Chief, Incident Safety Officer, Captain, Lieutenant, Fire Committee member, Building Manager, company president, company vice president, company secretary, company officer, firefighter, fire company member, Fire Cadet advisor, Junior Firemen advisor, Fire Cadet, Junior Fireman, or other member or representative of the Fire Department or any fire company shall have independent authority to approve, authorize, permit, schedule, license, or otherwise allow any outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of any Borough-owned fire station, building, land, grounds, facility, or related municipal property, except as expressly authorized by ordinance, resolution, or written policy adopted by the Mayor and Council.
- (6) No person shall use, occupy, store property within, conduct business from, operate any private enterprise from, or otherwise utilize any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, equipment, apparatus, supplies, or related municipal property for any private, personal, commercial, business, or nonmunicipal purpose except as expressly authorized by resolution of the Mayor and Council or pursuant to a written facilities-use policy adopted by resolution of the Mayor and Council.
- (7) Nothing herein shall prohibit official Fire Department use of Borough-owned fire stations and related facilities for emergency response, fire suppression, rescue operations, drills, training, equipment maintenance, administrative meetings,

official Fire Department business, or other official municipal fire-service purposes, provided that such use remains subject to the Borough Code, applicable law, and any policies adopted by the Mayor and Council.

- (8) The Fire Committee may report concerns regarding facility use, maintenance, repairs, safety, security, access, or potential violations of this Chapter to the Borough Administrator, the Fire Chief, the Public Safety Committee, or the Mayor and Council. The Fire Committee shall not adjudicate, approve, authorize, or independently resolve matters concerning outside use, non-Fire-Department use, private use, commercial use, or access to Borough-owned facilities except as expressly authorized by the Mayor and Council.
- (9) Building Managers shall retain administrative responsibility for the issuance, tracking, suspension, deactivation, and return of keys, fobs, access cards, access codes, electronic credentials, and other means of access to Borough-owned fire stations and related Fire Department facilities, as set forth in Subsection C below. The Building Managers shall exercise such administrative responsibility subject to this Chapter, Chapter 246, any ordinance, resolution, or written policy adopted by the Mayor and Council, and the ultimate authority of the Mayor and Council to review, modify, reverse, revoke, suspend, or override any act or decision of the Building Managers concerning access to Borough-owned fire stations and related Fire Department facilities.

C. Access credentials; keys; fobs; entry.

- (1) Building Managers shall be responsible for the administration, issuance, tracking, suspension, deactivation, and return of all keys, fobs, access cards, access codes, electronic credentials, and other means of access to Borough-owned fire stations and related Fire Department facilities. Building Managers shall maintain a current list of all persons holding such access credentials and shall provide such list to the Borough Administrator, the Municipal Clerk, the Fire Chief, or the Mayor and Council upon request. All acts and decisions of the Building Managers concerning access credentials shall be subject to review, modification, reversal, suspension, revocation, or override by the Mayor and Council in their sole discretion.
- (2) Access credentials may be issued only to persons who have a legitimate municipal, operational, emergency-service, maintenance, inspection, employment, contractual, or other Borough-authorized need for access, as determined pursuant to this Chapter and any policy adopted by the Mayor and Council. The determination of whether any person has a legitimate need for access shall be made in the first instance by the Building Managers, subject to any policy adopted by the Mayor and Council and subject to review, modification, reversal, or override by the Mayor and Council in their sole discretion.
- (3) Building Managers may consult with the Fire Chief, Assistant Chiefs, Fire Committee, company officers, and Borough Administrator regarding operational access needs of Fire Department officers, members, vendors, contractors, inspectors, and other persons requiring access to Borough-owned fire stations and related Fire Department facilities. Such consultation shall not confer independent authority upon the Fire Chief, Assistant Chiefs, Fire Committee, fire companies, company officers, or Fire Department members to approve outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of Borough-owned property.
- (4) No person issued any key, fob, access card, access code, electronic credential, or other means of access shall loan, transfer, duplicate, share, disclose, or permit use of such credential by any other person unless expressly authorized by the Building Managers pursuant to this Section or pursuant to a policy adopted by the Mayor and Council. Any such authorization shall remain subject to review, modification, reversal, or override by the Mayor and Council in their sole discretion.
- (5) No person shall admit, permit, or allow any unauthorized person to enter or remain within any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, or related municipal property.
- (6) Non-Fire-Department personnel, guests, vendors, contractors, inspectors, invitees, or other visitors may enter Borough-owned fire stations and related facilities only in connection with:
 - a. official municipal business;

- b. emergency response or public-safety operations;
 - c. inspection, maintenance, repair, or contracted services authorized by the Borough;
 - d. a use approved by resolution of the Mayor and Council;
 - e. a use permitted pursuant to a facilities-use policy adopted by resolution of the Mayor and Council; or
 - f. another purpose expressly permitted by ordinance, resolution, or written policy adopted by the Mayor and Council and administratively coordinated by the Building Managers, the Borough Administrator, or their respective designees in accordance with such authority.
- (7) Guests or visitors permitted to enter a Borough-owned fire station or Fire Department facility shall comply with all applicable Borough policies, Fire Department safety directives, access restrictions, supervision requirements, and conditions of approval. The presence of a Fire Department member shall not, by itself, authorize access by a guest or visitor unless such access is otherwise permitted by this Chapter or by policy adopted by the Mayor and Council.
- (8) Any person whose membership, office, employment, contractual relationship, authorization, or need for access has ended, expired, been suspended, or been revoked shall immediately return all keys, fobs, access cards, equipment, credentials, and other Borough property to the Building Managers, who shall promptly update the access-credential records and notify the Borough Administrator or the Borough Administrator's designee upon request or as otherwise required by policy adopted by the Mayor and Council.
- (9) Building Managers may immediately suspend, deactivate, or restrict any access credential when necessary to protect public property, public safety, Borough operations, or compliance with this Chapter, subject to any applicable law, collective negotiations agreement, personnel policy, due process requirement, or policy adopted by the Mayor and Council. The Mayor and Council may, in their sole discretion, affirm, modify, reverse, revoke, suspend, or override any such act or decision by the Building Managers.
- (10) Notwithstanding any act, decision, approval, denial, issuance, suspension, deactivation, restriction, or determination by the Building Managers, the Mayor and Council may, in their sole discretion, review, affirm, modify, reverse, revoke, suspend, overrule, or override any act or decision concerning access to, entry into, or possession of keys, fobs, access cards, access codes, electronic credentials, or other means of access to any Borough-owned fire station or related Fire Department facility. The Mayor and Council may direct that access be granted, denied, restricted, suspended, revoked, or conditioned as to any person, including any Fire Department officer, Fire Department member, fire company officer, fire company member, vendor, contractor, guest, invitee, or other individual. No person shall acquire any property right, contractual right, vested right, or entitlement to access to Borough-owned property or possession of any access credential by virtue of any action or inaction of the Building Managers, Fire Department, fire companies, or Borough.
- (11) A violation of this Section may result in revocation or suspension of access privileges, Fire Department discipline where applicable, referral to the Mayor and Council, referral to the Borough Administrator, referral to law enforcement, municipal enforcement, or any other remedy available at law or under the Borough Code.

SECTION 3. Amendment to § 72-12, "Bylaws."

Chapter 72, Article II, § 72-12 of the Code of the Borough of South River is hereby amended and supplemented to read as follows:

§ 72-12. Bylaws.

- A. Each company shall have the power to adopt bylaws for the conduct and management of such company and the officers and members thereof, not inconsistent with the provisions of this article or any ordinance of the Borough of South River or any statutory law applicable thereto.

- B. No fire company bylaw, rule, policy, custom, practice, vote, approval, or internal procedure shall authorize, regulate, permit, schedule, license, or expand access to or use of any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, equipment, apparatus, supplies, keys, fobs, access cards, access codes, electronic credentials, or other municipal property except as expressly permitted by the Borough Code, including the Building Managers' administrative authority under § 72-7C, or by ordinance, resolution, or written policy adopted by the Mayor and Council, subject at all times to the ultimate authority of the Mayor and Council.
- C. Any fire company bylaw, rule, policy, custom, practice, vote, approval, or internal procedure that is inconsistent with this Chapter, Chapter 246, or any ordinance, resolution, or written policy adopted by the Mayor and Council concerning the use, access, control, maintenance, or operation of Borough-owned property shall be void and of no force or effect to the extent of such inconsistency.
- D. Nothing in any fire company bylaw shall be construed to confer upon any fire company, company officer, Fire Committee member, Building Manager, Fire Department officer, Fire Department member, Fire Cadet advisor, Junior Firemen advisor, Fire Cadet, Junior Fireman, or other person any property right, access right, occupancy right, management right, licensing authority, approval authority, or other control over Borough-owned property. Nothing herein shall be construed to limit the Building Managers' administrative responsibility for access credentials under § 72-7C, provided that such responsibility shall remain subject to the ultimate authority, review, modification, reversal, and override of the Mayor and Council.

SECTION 4. Amendment to Fire Cadet Program provisions.

Chapter 72, Article X, "Fire Cadets," of the Code of the Borough of South River is hereby amended and supplemented by adding a new § 72-56D as follows:

- D. Any access to or presence within any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, or related municipal property by any member of the Fire Cadet Program shall be deemed access pursuant to a Borough-authorized program and shall be subject to this Chapter, Chapter 246, and any facilities-use, access, supervision, safety, or security policy adopted by the Mayor and Council.

SECTION 5. Amendment to Junior Firemen Program provisions.

Chapter 72, Article XI, "Junior Firemen," of the Code of the Borough of South River is hereby amended and supplemented by adding a new § 72-59E as follows:

- E. Any access to or presence within any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, or related municipal property by any member of the Junior Firemen Program shall be deemed access pursuant to a Borough-authorized program and shall be subject to this Chapter, Chapter 246, and any facilities-use, access, supervision, safety, or security policy adopted by the Mayor and Council.

SECTION 6. Amendments to Chapter 246, Article II, "Municipal Buildings."

Chapter 246, Article II, "Municipal Buildings," of the Code of the Borough of South River is hereby amended by repealing, in their entirety, § 246-12, § 246-13, § 246-14, and § 246-15, which are duplicates of § 246-8, § 246-9, § 246-10, and § 246-11, respectively.

Chapter 246, Article II of the Code of the Borough of South River is hereby further amended and supplemented by adding a new, § 246-12, entitled "Fire Department facilities," to read as follows:

§ 246-12. Fire Department facilities.

- A. Notwithstanding any other provision of this Chapter, Chapter 72, or any other provision of the Borough Code, all fire stations, buildings, lands, grounds, rooms, offices, bays, apparatus areas, storage areas, parking areas, facilities, and other real property used by or associated with the South River Fire Department are Borough-owned municipal property and shall be subject to the ultimate authority, control, and discretion of the Mayor and Council.

- B. No outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of any Borough-owned fire station, building, land, grounds, room, office, bay, apparatus area, storage area, parking area, facility, or related municipal property shall be permitted unless expressly authorized by:
- (1) resolution adopted by the Mayor and Council; or
 - (2) a written facilities-use policy adopted by resolution of the Mayor and Council, provided that such policy expressly authorizes the particular category of use and establishes the conditions under which administrative approval may be granted.
- C. The Municipal Clerk's authority to approve or deny municipal building applications under this Article shall not apply to outside, non-Fire-Department, private, commercial, nonmunicipal, or third-party use of Borough-owned fire stations or Fire Department facilities, except to the limited extent expressly authorized by a written facilities-use policy adopted by resolution of the Mayor and Council.
- D. The Borough Administrator, or the Borough Administrator's designee, may administer and implement any facilities-use policy adopted by the Mayor and Council concerning Fire Department facilities, including the receipt of applications, scheduling, maintenance of records, collection of required documents, verification of insurance, and enforcement of conditions of approval; provided, however, that Building Managers shall administer keys, fobs, access cards, access codes, electronic credentials, and other means of access to Borough-owned fire stations and related Fire Department facilities in accordance with § 72-7C, subject to the ultimate authority, review, modification, reversal, and override of the Mayor and Council.
- E. Any person, group, business, entity, organization, contractor, vendor, invitee, or other outside user authorized to use a Borough-owned fire station or Fire Department facility shall comply with all requirements of this Article, including but not limited to insurance, indemnification, application, scheduling, fee, safety, security, access, and conduct requirements, unless expressly waived or modified by resolution of the Mayor and Council.
- F. No person shall use, occupy, store property within, conduct business from, operate any private enterprise from, or otherwise utilize any Borough-owned fire station, building, land, grounds, facility, room, office, bay, apparatus area, storage area, parking area, equipment, apparatus, supplies, or related municipal property for any private, personal, commercial, business, or nonmunicipal purpose except as expressly authorized by resolution of the Mayor and Council or pursuant to a written facilities-use policy adopted by resolution of the Mayor and Council.
- G. Nothing herein shall prohibit official Fire Department use of Borough-owned fire stations and related facilities for emergency response, fire suppression, rescue operations, drills, training, equipment maintenance, administrative meetings, official Fire Department business, or other official municipal fire-service purposes, provided that such use remains subject to the Borough Code, applicable law, and any policies adopted by the Mayor and Council.
- H. In the event of any conflict between this Section and any other provision of this Chapter, any fire company bylaw, any Fire Department policy, any fire company policy, or any other rule, custom, practice, or procedure, this Section shall control. Nothing herein shall be construed to limit the Building Managers' administrative responsibility for access credentials under § 72-7C, provided that such responsibility shall remain subject to the ultimate authority, review, modification, reversal, and override of the Mayor and Council.

SECTION 7. Repealer.

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

SECTION 8. Severability.

If any section, subsection, paragraph, sentence, clause, phrase, or word of this Ordinance is declared invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 9. Codification.

This Ordinance shall be codified in the Code of the Borough of South River. The Borough Clerk and the codifier are authorized to make nonsubstantive, clerical, formatting, numbering, and cross-reference corrections as may be necessary to codify this Ordinance, provided that no substantive change shall be made without further action by the Mayor and Council.

SECTION 10. Effective Date.

This Ordinance shall take effect upon final adoption and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on June 8th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 29th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

ORDINANCE 2026-17

AN ORDINANCE AMENDING CHAPTER 103, "ALCOHOLIC BEVERAGES," ARTICLE I, "ALCOHOLIC BEVERAGES," SECTION 103-17, "HOURS OF SALE," OF THE CODE OF THE BOROUGH OF SOUTH RIVER TO AMEND THE PROHIBITED HOURS OF SALE ON SUNDAYS.

WHEREAS, pursuant to N.J.S.A. 33:1-40, the governing body of each municipality may, by ordinance or resolution, limit the hours during which the sale of alcoholic beverages at retail may be made and may regulate Sunday retail sales of alcoholic beverages within the municipality; and

WHEREAS, Chapter 103, Article I of the Code of the Borough of South River governs the licensing and regulation of alcoholic beverages within the Borough; and

WHEREAS, Section 103-17 of the Borough Code establishes the hours during which plenary retail consumption licensees and plenary retail distribution licensees are prohibited from selling, serving or delivering alcoholic beverages on licensed premises; and

WHEREAS, the Mayor and Council desire to amend the Sunday prohibited hours of sale in order to promote commerce within the Borough, specifically in connection with televised sporting events such as NFL Football and the FIFA World Cup; and

WHEREAS, the Mayor and Council have determined that it is in the best interest of the Borough to amend the Sunday hours of operation for plenary retail consumption licensees and plenary retail distribution licensees to accommodate patrons seeking to purchase, order, or consume alcoholic beverages in connection with televised sporting events; and

WHEREAS, the Mayor and Council find that the amendment set forth herein is consistent with the public health, safety and welfare.

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

SECTION 1. Amendment to § 103-17A.

Chapter 103, "Alcoholic Beverages," Article I, "Alcoholic Beverages," Section 103-17, "Hours of sale," Subsection A, of the Code of the Borough of South River is hereby amended and supplemented to read as follows:

§ 103-17. Hours of sale.

- A.** No plenary retail consumption licensee shall sell, serve or deliver, or allow, permit or suffer the sale, service or delivery of, any alcoholic beverage on licensed premises on weekdays between the hours of 2:00 a.m. and 7:00 a.m. and on Sundays between the hours of 2:00 a.m. and 10:00 a.m., with the exception of January 1 of each year, when the hours during which no such sales shall be made, as set forth above, shall be between the hours of 4:00 a.m. and 7:00 a.m., except when January 1 shall fall on a Sunday, in which case the closing hours shall be from 4:00 a.m. to 10:00 a.m.

SECTION 2. Continuation of Existing Provisions.

Except as expressly amended herein, all remaining provisions of Chapter 103, Article I, Section 103-17 of the Code of the Borough of South River shall remain unchanged and in full force and effect.

SECTION 3. Repealer.

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

SECTION 4. Severability.

If any section, subsection, paragraph, sentence, clause, phrase, or word of this Ordinance is declared invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 5. Codification.

This Ordinance shall be codified in the Code of the Borough of South River. The Borough Clerk and the codifier are authorized to make nonsubstantive, clerical, formatting, numbering, and cross-reference corrections as may be necessary to codify this Ordinance, provided that no substantive change shall be made without further action by the Mayor and Council.

SECTION 6. Effective Date.

This Ordinance shall take effect upon final adoption and publication according to law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed on first reading at a regular meeting of the Borough Council of the Borough of South River, in the County of Middlesex, State of New Jersey, held on June 8th, 2026, and will be considered for second reading and final passage at the regular meeting of said Governing Body to be held on the 29th day of June, 2026, at 7:00 p.m., or as soon thereafter as this matter can be reached, at the Council Chamber of the Criminal Justice Building located at 61 Main Street, South River, New Jersey, and/or virtually via Zoom meeting code 826 6082 9597: password: 000000 at which time all persons interested shall be given an opportunity to be heard concerning this ordinance.

Introduced 6-8-26

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

MEMO TO: Mayor and Borough Council, Borough of South River

FROM: Justin B. Cornell, P.E., C.M.E., Borough Engineer's Office *JBC*

DATE: June 8, 2026

RE: Capital Project Status Report
South River, New Jersey
Our File No.: PSR00046.01

□ **NJDOT FY 2023 Local Aid Program and NJDOT FY 2024 Local Aid Program**

- The Borough received a \$681,405.00 grant for Leonardine Ave. from the OBT to Grand Ave. & Beryl St. from Cleveland Ave. to Wilcox Ave.
- The NJDOT has awarded the Borough a grant in the amount of \$606,980.00 for the Improvements to Darrow Street from Virginia Street to Bright Street, Dailey Street from Ferris Street to John Street and John Street from Colfax Street to George Street.
- Our office is working with the contractor to complete the punchlist and close the project.

□ **NJDOT FY 2023 Local Transportation Projects Grant**

- The Borough received a \$575,000 grant for the Improvements to Albourne Street from Ferris Street to Seppi Avenue, Franklin Street from Wilson Avenue to Pulawski Avenue and Olchaskey Avenue from Kamm Avenue to Prentice Avenue.
- A preconstruction meeting was held on Thursday, April 30th with Crossroads Paving. Construction is expected to begin later this month.

□ **NJDOT FY 2025 Local Aid Program**

- The Borough received a \$506,913.00 grant for the following roads:
 - Prentice Avenue from Willett Avenue to Sheldon Avenue.
 - Tice Avenue from the Old Bridge Turnpike to David Street.
 - Cleveland Avenue from Virginia Street to Terminus.
- The bid opening took place on April 30, at 10:00am. Fernandes Construction, Inc. was the apparent low bidder. A preconstruction meeting will be scheduled later this month.

□ **2025 Electrical Substation Maintenance**

- The project was approved for award in the amount of \$131,540.00 to RESA Service, LLD of Farmingdale, New Jersey. Signed contracts were submitted to the Borough.
- Work has begun on the Electrical Substation Improvements.

□ **NJDOT FY 2026 Local Aid Program**

- The Borough received a \$582,753.00 grant for the following roads:
 - Mercer Street from Willett Avenue to Johnson Place.
 - Lyons Street from the Sunset Street to Frandsen Avenue.
 - Mitchell Avenue from Old Bridge Turnpike to Garden Street.
- The project has been authorized, and design work has begun.

RESOLUTION 2026-157
APPOINTMENT OF A PART TIME MUNICIPAL COURT EMPLOYEE

I, Peter S. Guindi, Mayor, with the advice and consent of the Council of the Borough of South River, do hereby appoint John Fay, to the position of Part-Time Clerical Municipal Court Violations Clerk employee effective June 10, 2026, at a rate of \$20.00/hr.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2026-158
PROPERTY TAX REFUND**

WHEREAS, The following properties listed below applied for tax exempt status under the provisions for a totally disabled veteran status in accordance with N.J.S.A. 54:4-3.30et seq, and

WHEREAS, the Tax Assessor reviewed and approved the application for the 2026 tax year for below resident, and

WHEREAS, the Tax Collector is recommending the cancellation and refund of the 2nd quarter of 2026 for Block 307 Lot 4.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of South River, County of Middlesex, State of New Jersey that the Tax Collector recommends cancellation and refund of the 2nd quarter of 2026 in accordance with the following schedule:

<u>Block</u>	<u>Lot</u>	<u>Property Location:</u>	<u>Amount</u>
307	4	Matthew Treadwell K. McChesney 9 Milton Avenue South River NJ 08882	\$1582.05 (cancel and refund)

Refund payable to : Cotality – Cotality Centralized Refunds
Attention : Refunds Natalie Nerio
PO Box 9202
Coppell TX 75019

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

REQUEST FOR COUNCIL ACTION

DATE: 5/11/26

RESOLUTION: ✓

ORDINANCE:

OTHER REASON FOR REQUEST (ATTACH BACK-UP):

TO TALLY DISABLED VETERAN
- 9 MILTON AVENUE B 307 L 4

FUNDS APPROPRIATED:

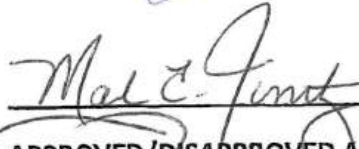
YES

NO



DEPARTMENT HEAD





APPROVED/DISAPPROVED ADMINISTRATOR

RESOLUTION 2026-159

RESOLUTION AUTHORIZING THE BOROUGH OF SOUTH RIVER TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE SOUTH RIVER BOARD OF EDUCATION FOR CERTAIN GOVERNMENTAL SERVICES WITH THE SOUTH RIVER BOARD OF EDUCATION

WHEREAS, the Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes the Borough of South River to enter into a contract for various governmental services with the South River Board of Education; and

WHEREAS, N.J.S.A. 40A:65-5 requires such a contract to be authorized by resolution; and

WHEREAS, the Borough of South River and the South River Board of Education have agreed upon various terms for the sharing of the governmental services; such agreement is attached hereto and incorporated herein as Schedule A; and

WHEREAS, it is the desire of the governing body to authorize the execution of a Shared Services Agreement with the South River Board of Education to enter into a contract for the provision of certain governmental services with the South River Board of Education.

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

1. That the governing body does hereby authorize the execution of a Shared Service Agreement with the South River Board of Education for various governmental services.
2. That the Mayor and the Borough Clerk of the Borough of South River are hereby authorized to execute and attest, respectively, a Shared Services Agreement with the South River Board of Education and any other documents necessary to effectuate the terms of this resolution.
3. The term of this Shared Services Agreement shall be from July 1, 2026 through June 30, 2031, subject to renewal/extension by consent of the parties.
4. That a copy of the agreement shall be kept on file and made available for public inspection at the Borough Clerk's Office during normal business hours.
5. That a certified copy of this resolution be forwarded to the South River Board of Education, the Borough Administrator and the Chief Financial Officer.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-160
RESOLUTION AWARDING A CONTRACT TO CME ASSOCIATES FOR PROFESSIONAL SERVICES
RELATED TO VETERANS DRIVE PARKING LOT WETLAND DELINEATION

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and State of New Jersey that CME Associates is authorized to perform professional engineering services related to Veterans Drive Parking Lot Wetland Delineation, as outlined in the Borough Engineer's letter dated January 13, 2026, at a cost not to exceed \$9,950.00; and

BE IT FURTHER RESOLVED that the Chief Financial Officer of the Borough has certified the availability of funds in account 6-01-44-901-213.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River



**Consulting & Municipal
ENGINEERS**

3141 Bordentown Ave.
Parlin, NJ 08859
732.727.8000 ☎
732.403.7893 📠
www.cmeusa1.com 🌐

January 13, 2026

Arthur Londensky, Borough Administrator
Borough of South River
48 Washington Street
South River, New Jersey 08882

**Re: Proposal for Professional Environmental and Engineering Services
Veterans Drive Parking Lot Wetland Delineation
Block 380, Lot 1.03
Borough of South River, Middlesex County, NJ
Our File No.: 115.SR00229.P00**

Dear Mr. Londensky:

It is our understanding that the Borough is considering improvements to expand the parking lot at the terminus of Veterans Drive. The proposed improvements are located on Block 380, Lot 1.03, which is mapped as containing freshwater wetlands according to the NJDEP's NJ-GeoWeb online GIS resource. Accordingly, CME proposes to perform a freshwater wetland delineation to identify environmental constraints on the site and to inform the siting of the proposed parking lot improvements. CME will then utilize the mapped wetlands to prepare conceptual layout options for the Borough to review. The scope of work is described below.

Freshwater Wetland Delineation

CME will perform a partial site freshwater wetland delineation in the vicinity of the terminus of Veterans Drive and within the area of the proposed parking lot improvements. Wetlands will be delineated in accordance with the methodologies set forth in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), as required by the NJDEP under the Freshwater Wetlands Protection Act Rules.

Wetland and upland boundaries will be established based on field evaluation of topography, hydrology, soils, and vegetation. CME will also identify the top of bank for any streams within the proposed work area to accurately depict riparian zones associated with State open waters. Freshwater wetlands and State open waters will be located using a Trimble Geo7x handheld GPS unit and depicted on an Environmental Constraints Map.



Mr. Arthur Londensky
48 Washington Street, Borough of South River
Re: Veterans Drive Parking Lot
Wetland Delineation

January 13, 2026
Our File No. 115.SR00229.P00
Page 2

Concept Phase

CME will utilize the information gathered from the wetland delineation phase and provide a minimum of two (2) conceptional layouts for the parking lot expansion with a list of pros and cons for each concept. This will help to provide the Borough of South River with options for how to further proceed with the parking lot expansion.

Final Deliverables

This work will include the following deliverables:

- Environmental Constraints Map
- Wetland Delineation Letter
- Soil & Vegetation Datasheets
- Threatened and Endangered Species List
- Two (2) Conceptual Layouts

Budget Estimate

We respectfully submit the following cost estimate for the various tasks of the project:

• Wetland Delineation and Supporting Information	\$ 5,250.00
• Environmental Constraints Map	\$ 3,500.00
• Conceptual Layout	\$ 1,200.00
Total:	\$ 9,950.00

Limitations

- The freshwater wetland delineation will be limited to the areas described in the scope of work and will not constitute a full-property delineation. Areas outside the identified work limits were not evaluated.
- This delineation does not include a formal Letter of Interpretation (LOI) from the NJDEP. Any NJDEP review, verification, or permitting is outside the scope of this effort unless specifically authorized.



Consulting & Municipal
ENGINEERS

Mr. Arthur Londensky
48 Washington Street, Borough of South River
Re: Veterans Drive Parking Lot
Wetland Delineation

January 13, 2026
Our File No. 115.SR00229.P00
Page 3

- Subsurface investigations were limited to shallow soil observations using hand tools; no geotechnical borings, groundwater monitoring, or laboratory soil analyses were performed as part of this scope.
- GPS data collection is subject to inherent positional accuracy limitations of handheld GPS equipment and satellite availability. Mapping accuracy is suitable for planning purposes.
- This delineation and Environmental Constraints Map are intended for planning and design purposes only and should not be relied upon for construction without confirmation by the appropriate regulatory agencies.

We thank you for this opportunity to supply this proposal for Professional Environmental and Engineering Services. Should you have any questions regarding this matter, please do not hesitate to contact this office.

Very truly yours,
CME Associates

A handwritten signature in black ink, appearing to read 'JBC', followed by a horizontal line extending to the right.

Justin B. Cornell, PE., CME.
Director

AB:JC

cc: Mayor Peter Guindi
All Council Members
Borough Clerk
Chief Financial Officer
Director of Public Works

RESOLUTION 2026-161
RESOLUTION APPOINTING HEARING OFFICER

WHEREAS, under N.J.S.A. 40A:14-118 the Public Safety Committee ("Committee") serves as the appropriate authority of the South River Police Department; and

WHEREAS, N.J.S.A. 40A:14-147 and N.J.S.A. 40A:14-148 provide for appropriate authorities to act as hearing officers to hear and decide disciplinary charges brought against members of a police department; and

WHEREAS, disciplinary charges have been brought against a member of the police department and said member has requested a hearing on the charges; and

WHEREAS, the Committee has determined it appropriate to delegate its authority to hear and decide the charges to a third-party for the purposes stated herein; and

WHEREAS, the Borough of South River has reviewed the background of Michael Foligno ("Foligno"), Elmwood Park Chief of Police, to provide this service and has determined that hiring Chief Foligno is in the best interests of the Borough.

NOW THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of South River, as follows:

1. The Borough hereby appoints Police Chief Foligno as Hearing Officer to preside over the disciplinary hearing, and who shall review evidence and make a recommendation in writing at the conclusion of the hearing as to whether the charges are sustained and what penalty, if any, should be imposed by the Committee; and
2. Chief Foligno shall be compensated at the rate of \$150.00 per hour, plus expenses, for the conduct of the hearing and time expended related thereto, not to exceed \$3,000.00.
3. The Chief Financial Officer of the Borough has advised that funds are available for this hearing in Account 6-01-25-240-205.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**RESOLUTION 2026-162
PROPERTY TAX REFUND**

WHEREAS, the official tax records of the Borough of South River, New Jersey show certain adjustments, recessions, amendments, cancellations, corrections, refunds and uncollectibles should be made on certain accounts due to various reasons; and

WHEREAS, the Tax Collector recommends these changes as listed; and

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED that the Borough Tax Collector be and he is authorized to make the necessary adjustments, indicated below and any attached list.

<u>LOT & BLOCK</u>	<u>REASON</u>	<u>NAME & ADDRESS</u>	<u>PROPERTY LOCATION</u>	<u>AMOUNT</u>
B215 L2	Overpayment	Mena & Gerges Saadalla 3 Mitchell Ave South River NJ 08882	3 Mitchell Ave	\$2513.62

Refund check payable to : PNC Financial Services
PO Box 9042
Coppell TX 75019
Mortgage acct #: 1001183683

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

REQUEST FOR COUNCIL ACTION

DATE: 5/28/26

RESOLUTION: ✓

ORDINANCE:

OTHER REASON FOR REQUEST (ATTACH BACK-UP):

PROPERTY TAX OVERPAYMENT REFUND
(3 MITCHELL AVE)

FUNDS APPROPRIATED:

☒ YES

☐ NO



DEPARTMENT HEAD





APPROVED/DISAPPROVED ADMINISTRATOR

RESOLUTION 2026-163
RESOLUTION AUTHORIZING THE SOUTH RIVER FIRE DEPARTMENT TO CONDUCT A BOOT DRIVE ON JUNE 13, 2026

WHEREAS, the South River Fire Department has requested permission to conduct a boot drive at the intersection of Prospect Street and Old Bridge Turnpike on Saturday, June 13, 2026, from 8:00 a.m. to 2:00 p.m.; and

WHEREAS, the South River Fire Department does perform fundraising to provide services to the citizens and residents of the Borough of South River; and

NOW, THEREFORE, BE IT AND IS HEREBY RESOLVED, by the Mayor and Borough Council of the Borough of South River that the South River Fire Department is hereby authorized to conduct a boot drive at the intersection of Prospect Street and Old Bridge Turnpike on Saturday, June 13, 2026 from 8:00 a.m. to 2:00 p.m.; and

BE IT FURTHER RESOLVED that permission is granted to conduct a boot drive at the intersection of Prospect Street and Old Bridge Turnpike on the aforesaid date subject to the following:

1. That the individuals conducting the booting shall wear a reflective safety vest while booting.
2. That there will be no interference with the flow of traffic on the roadway.
3. All fundraising shall be conducted by individuals having attained at least the age of eighteen (18) years.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

SOUTH RIVER FIRE DEPARTMENT

OFFICE OF THE CHIEF

www.southriverfire.org



Est. 1896
P.O. BOX 214
SOUTH RIVER, NEW JERSEY 08882

Chief Scott Wolf
1st Assistant Chief Steve Drugos
2nd Assistant Chief William Smith

ENGINE COMPANY #1
Jackson St. - Fire Headquarters
Station Number 732-257-9217
Station Fax 732-613-6107

RELIABLE FIRE CO.
Jackson St. - Fire Headquarters
Station Number 732-257-9217
Station Fax 732-613-6107

SUMMIT ENGINE CO.
Appleby Ave. - Station #2
Station Number 732-254-5577
Station Fax 732-613-6108

05/28/2026

To Mayor & Council,

The South River Fire Department is requesting authorization for a booting drive at the intersection of Prospect Street and Old Bridge Turnpike on JUNE 13,2026 FROM 8:00AM TO 2:00PM.

Respectfully Submitted

Scott Wolf

Scott Wolf
Chief of Department

RESOLUTION 2026-164

RESOLUTION AUTHORIZING A BLOCK PARTY FOR HERITAGE LANDING ON JUNE 14, 2026

WHEREAS, the Borough of South River, in an effort to provide for harmonious relations between neighbors and residents of the Borough of South River, does encourage block parties to take place; and

WHEREAS, said block parties do improve neighborhood cooperation, friendliness and harmonious relations between neighborhood residents; and

WHEREAS, Anita Chadha, President of Heritage Landing, respectively has requested that Heritage Landing, Wainscot Lane between Charter Drive and Monticello Avenue be barricaded to allow a block party to take place on Sunday, June 14, 2026, from the hours of 2:00 p.m. to 6:00 p.m.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that the block party request by Anita Chadha for Heritage Landing is hereby granted contingent upon the following:

1. No alcoholic beverages shall be located upon the street or public right-of-way; and
2. The residents requesting said block party shall be responsible for the cleanup of any and all litter and debris upon the street at the close of the block party; and
3. Police barricades be removed at the end of the block party and at any time during the block party, if needed, to allow emergency vehicles to enter said street; and
4. That Anita Chadha shall be responsible for contacting the Police Department at the start of the block party and at the conclusion of the block party to advise that the street has been opened to traffic; and
5. The block party shall commence at 2:00 p.m. and conclude at 6:00 p.m. on Sunday, June 14, 2026.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-165

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF A CONTRACT TO BEN SHAFFER RECREATION FOR PICKLEBALL COURTS FROM THE BERGEN COUNTY BC-BID-24-35 COOPERATIVE PURCHASING CONTRACT

WHEREAS, the Borough of South River, County of Middlesex, State of New Jersey desires to procure Pickleball Courts from Ben Shaffer Recreation and;

WHEREAS Ben Shaffer Recreation is available on Bergen County Cooperative # BC-BID-24-35, and is available for use by local units pursuant to N.J.S.A. 40A:11-12; and

WHEREAS the total cost of the contract shall not exceed \$288,553.97; and

WHEREAS, the Chief Financial Officer of the Borough has certified the availability of funds in accounts 6-01-99-300-230 for \$88,553.97 and 6-01-41-748-201 for \$200,000.00.

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

- The Borough Council hereby authorizes the award of a contract to Ben Shaffer Recreation for the purchase and installation of pickleball courts and associated equipment and,
- The Mayor and Borough Clerk are hereby authorized to execute this contract on behalf of the Borough of South River and provide copies of the resolution to:
 - Administrator
 - Chief Financial Officer
 - Director of Public Works
 - Ben Shaffer Recreation
PO Box 844 Lake Hopatcong, NJ 07849

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-166
RESOLUTION GRANTING RENEWAL TO
PLENARY RETAIL, CONSUMPTION AND CLUB LICENSES IN THE BOROUGH
OF SOUTH RIVER FOR THE PERIOD JULY 1, 2026 TO JUNE 30, 2027

WHEREAS, applications for renewal of Plenary Licenses have been filed with the Division of Alcoholic Beverage Control Commission through its Online Licensing System and Borough renewal fees have been paid for the period of July 1, 2026 until June 30, 2027; and

WHEREAS, all requirements have been complied with and the Borough Council has determined that no protests have been filed against the granting of the said renewal application for such plenary license.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of South River, in the County of Middlesex, New Jersey that approval is hereby granted to said applications, subject to the Rules and Regulations of the Alcoholic Beverage Control Commission and Code of the Borough of South River.

BE IT FURTHER RESOLVED that a certified copy of this resolution be filed with the Division of Alcoholic Beverage Control Commission, the applicant for their record purposes, the Beverage Tax Bureau, and the Chief of Police of the Borough of South River.

LICENSE

<u>NUMBER:</u>	<u>LICENSEE:</u>	<u>DBA TRADE NAME</u>
1223-32-019-009	Pantry 1 South River, Inc. 1 Great Beds Way South Amboy, NJ 08879	Pantry 1 Foodmart (Pocket) 17 Division Street South River, NJ 08882
1223-33-024-003	Budney's Inc. 14 Washington Street South River, NJ 08882	Budney's Tavern
1223-33-013-016	Vida Feliz LLC 25 Whitehead Avenue South River, NJ 08882	Ria Mar
1223-44-015-007	Daisy's Liquors Inc. 64 Jackson Street South River, NJ 08882	Daisy's
1223-31-047-001	Imperial Band of South River Inc. 48 Appleby Avenue South River, NJ 08882	Imperial Music Center
1223-31-056-001	Lyons-Schepsco VFW Post 31 Reid Street South River, NJ 08882	VFW Post 1451
1223-33-018-005	Crestwood Food & Liquor Inc. 260 Old Bridge Turnpike South River, NJ 08882	Crestwood Liquor Bar Food Store
1223-44-001-010	Soham Inc. 81 Main Street South River, NJ 08882	Krauser's Food Store
1223-44-028-003	Gandhi Trading LLC 49-51 Obert Street South River, NJ 08882	Otto's Liquors

1223-33-021-004	Rivertap LLC Daniel Andre 41 Hollander Street South River, NJ 08882	Pocket License
1223-33-029-005	Goldstar Bar Inc. 33 Whitehead Avenue South River, NJ 08882	Goldstar Bar
1223-33-039-008	Fishermen's Cove Corp. 11 Jackson Street South River, NJ 08882	Portuguese Fisherman
1223-32-037-009	Kapp Associates Corp. 216 Old Bridge Turnpike South River, NJ 08882	National Wine and Liquor
1223-33-009-008	Campesino Restaurant Rodizio and Café LLC 12-16 Ferry Street South River, NJ 08882	Campozino Restaurant Rodizio and Café
1223-33-002-011	Paulo Santos 39 Hollander Street South River, NJ 08882	Pocket License
1223-44-022-009	South River Spirits N More LLC Samir Desai 710 Old Bridge Turnpike South River, NJ 08882	Spirits N More
1223-31-044-001	Byelorussian American Community Center 284 Whitehead Avenue South River, NJ 08882	Byelorussian American Community Center
1223-31-048-001	Level Club of South River Inc. 120 Old Bridge Turnpike South River, NJ 08882	Level Club
1223-44-041-012	Shreeji Ki Krupa Inc. 490 Old Bridge Turnpike South River, NJ 08882	Witty's Liquors
1223-33-008-007	Kilimanjaro 700 Old Bridge Turnpike South River, NJ 08882	La Tavola Cucina
1223-31-055-003	South River Portuguese Club 100 John Street South River, NJ 08882	South River Portuguese Club
1223-33-007-005	RPM 33 LLC 71 Devoe Street South River, NJ 08882	Thirty Three's Tavern

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-167
RESOLUTION AUTHORIZING THE VFW A SPECIAL EVENTS PERMIT FOR A FOOD TRUCK FESTIVAL
TO BE HELD ON JUNE 28, 2026

WHEREAS, the VFW, located at 31 Reid Street, South River New Jersey, has applied for a Special Events Permit for a Food Truck Festival to be held at 31 Reid Street, South River on Sunday, June 28, 2026, from 1:00 p.m. to 6:00 p.m.; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Borough Council of the Borough of South River that the application of the VFW for a Food Truck Festival to be held at 31 Reid Street, South River on Sunday, June 28, 2026, from 1:00 p.m. to 6:00 p.m. is hereby approved contingent upon the following:

1. Alcoholic beverages can only be served from 1:00 p.m. until 6:00 p.m. during the festival.
2. There must be at least five (5) identifiable non-drinking members either by tag, badge, shirt, etc. assigned by the organization to provide security.
3. A one-day permit for an Annual Picnic, if necessary, will be obtained by ABC.
4. Proof of Liability Insurance provided to the Borough of South River when available.
5. Said event must follow all the rules, regulations of State, County, and Local Government.
6. Subject to approval by the South River Police Department and compliance with any condition included in their approval.
7. No parking in the area of the entrance and driveway of the picnic area from front to back.
8. Entrance gate to the picnic area is to remain unlocked from the start time to the finish time.
9. All agency approvals such as Code Compliance, Police, County Board of Health and Fire Marshal. Fire Marshal to be contacted by the applicant.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-168
RESOLUTION AUTHORIZING THE WAIVER OF A SPECIAL EVENT PERMIT FEE

WHEREAS, the VFW has recommended that the requirements of Borough Code Chapter 288A entitled "Special Events" be waived during the Food Truck Festival event that was held on Sunday June 28, 2026, from 1:00 p.m. to 6:00 p.m.; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that the said waiver of requirements of Chapter 288A is hereby approved.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-169
RESOLUTION AUTHORIZING CONTRACT AWARD FOR GREKOSKI PARK INCLUSIVE PLAYGROUND
CONCESSION STAND/RESTROOM PROJECT TO TNS CONSTRUCTION IN THE AMOUNT OF \$225,000.00

WHEREAS, the governing body of the Borough of South River in the County of Middlesex, State of New Jersey, had previously authorized and directed the Borough Clerk to advertise for receipt of sealed bids for the Grekoski Park Inclusive Playground Concession Stand/Restroom Project in accordance with specifications approved and filed in the Office of the Borough Clerk; and

WHEREAS, said bids were received on May 19, 2026, and opened and read aloud in public and an examination thereof shows that TNS Construction of Stanhope, NJ was the apparent low bidder thereon with a bid of \$225,000.00; and

WHEREAS, the Borough Attorney has noted that the bid of the apparent low bidder contained no material departures from the bidding documents; and

WHEREAS, the Chief Financial Officer of the Borough has certified the availability of funds in accounts 6-01-99-300-231 for \$145,959.29 and C-06-44-901-215 for \$79,040.71.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the governing body of the Borough of South River in the County of Middlesex, the State of New Jersey, that the above recited bid be and the same is hereby accepted and the appropriate officials are authorized to sign a contract with TNS Construction of Stanhope, NJ, when all required bid documents are received.

BE IT FURTHER RESOLVED that the appropriate officers of the Borough be and they are hereby authorized and directed to execute all instruments necessary to complete the above stated transaction.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-170
RESOLUTION AUTHORIZING APPOINTMENT OF A BOARD OF HEALTH MEMBER FOR THE BOROUGH OF SOUTH RIVER

I, Peter S. Guindi, Mayor of the Borough of South River, with the advice and consent of the Council of South River, do hereby appoint the following as a member of the Board of Health:

Susan Kendricks

Term: 6/8/2026 – 12/31/2028 (unexpired term)

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-171
RESOLUTION AUTHORIZING THE PORTUGUESE CLUB A SPECIAL EVENTS PERMIT FOR AN EVENT
THAT WAS HELD ON JUNE 6, 2026

WHEREAS, the Portuguese Club, located at 100 John Street, South River New Jersey, had applied for a Special Events Permit on June 1, 2026, for an Outdoor Picnic that was held at 100 John Street, South River for Saturday, June 6, 2026, from 11:00 a.m. to 8:00 p.m.; and

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Borough Council of the Borough of South River that the application of the Portuguese Club for an Outdoor Picnic that was held at 100 John Street, South River on Saturday, June 6, 2025, from 11:00 a.m. to 8:00 a.m. is hereby approved.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-172

RESOLUTION PROVIDING FOR THE INSERTION OF ANY SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159.P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provided that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

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

SECTION 1.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of South River hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget under the caption of:

Miscellaneous Revenues

Public and Private Programs offset with appropriations:

Recycling Enhancement Grant	\$ 1,000.00
Bulletproof Vest Grant	\$ 8,553.09

SECTION 2.

BE IT FURTHER RESOLVED, that a like sum be hereby appropriated under the caption of:

Operation: Excluded from Cap

Public and Private Programs offset by revenues

Recycling Enhancement Grant	\$ 1,000.00
Bulletproof Vest Grant	\$ 8,553.09

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-173
RESOLUTION AUTHORIZING 2026 SALARIES OF CERTAIN OFFICIALS AND EMPLOYEES

WHEREAS, the Borough of South River is in need of certain officials and employees to administer, manage, and perform the day to day operations at the Borough of South River; and

WHEREAS, these officials and employees shall be compensated for the performance of their duties; and

WHEREAS, the compensation proposed for the incumbency in the following office and positions shall fall within the salary range approved by the Mayor and Council of the Borough of South River; and

WHEREAS, the Borough of South River has attempted to break down the title by operating unit for the sole purpose of indicating which office and position typically work together and not for the purpose of determining which title belongs to which unit.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River, County of Middlesex, State of New Jersey, that the official and employee listed is to be paid annual salary:

DEPARTMENT/TITLE

DEPARTMENT OF AGING

Part – Time Clerical – MG – effective 6/9/26

Part – Time Clerical – AS – effective 6/9/26

2026

\$25.75/hr

\$25.75/hr

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-174

**RESOLUTION AUTHORIZING CONDITIONAL APPOINTMENT OF POLICE OFFICER KERWIN J. SAMPSON TO THE
BOROUGH OF SOUTH RIVER POLICE DEPARTMENT**

WHEREAS, the Borough of South River Police Department interviewed candidates for the opening of a Police Officer position; and

WHEREAS, the South River Police Chief, Mark Tinitigan, recommends Kerwin J. Sampson for said Police Officer position pending successful completion of a comprehensive medical and psychological exams as well as the mandatory substance abuse test; and

WHEREAS, the Borough of South River Mayor and Council desire to appoint Kerwin J. Sampson as a Borough of South River Police Officer.

NOW, THEREFORE, BE IT RESOLVED, the Borough of South River Mayor and Council, do hereby authorize the appointment of Kerwin J. Sampson as Police Officer of the Borough of South River Police Department to be paid an annum salary pursuant to the South River Police Department current contract and the effective start date is June 15, 2026.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River



SOUTH RIVER POLICE DEPARTMENT

Mark E. Tinitigan
Chief of Police
61 Main Street
South River, NJ 08882
Phone: (732) 238-1000
Fax: (732) 613-6103

June 1, 2026

Mayor Peter S. Guindi
Borough of South River
48 Washington Street
South River, NJ 08882

Re: Appointment of New Police Officer

Dear Mayor,

We have completed the screening process on the following candidate for conditional appointment as a police officer with the South River Police Department:

- Kerwin J. Sampson

I recommend Mr. Sampson for appointment to the position of police officer. This conditional appointment is contingent upon his successful completion of:

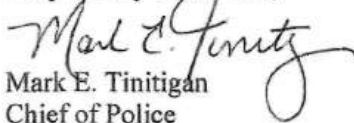
- Comprehensive medical examination
- Psychological evaluation
- Mandatory substance abuse testing

For the last three years, Mr. Sampson has been employed by the Jersey City Police Department.

I respectfully recommend that a resolution for his appointment be placed on the agenda for the June 8th Council meeting, with an official start date of Monday, June 15, 2026.

Please feel free to contact me if you have any questions or require additional information.

Respectfully Submitted,


Mark E. Tinitigan
Chief of Police

RESOLUTION 2026-175
PROPERTY TAX REFUND

WHEREAS, the official tax records of the Borough of South River, New Jersey show certain adjustments, recessions, amendments, cancellations, corrections, refunds and uncollectibles should be made on certain accounts due to various reasons; and

WHEREAS, the Tax Collector recommends these changes as listed; and

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED that the Borough Tax Collector be and he is authorized to make the necessary adjustments, indicated below and any attached list.

LOT & BLOCK	REASON	NAME & ADDRESS	PROPERTY LOCATION	AMOUNT
B36 L41	Overpayment	Aguiar D & Petroff J June Street Rear South River NJ 08882	June St rear	\$288.66

Refund check payable to : Derek Chacon
38 Kearney Ave
South Amboy NJ 08879

(Lienholder made errant online payments)

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

REQUEST FOR COUNCIL ACTION

DATE: 6/2/26

RESOLUTION: ✓

ORDINANCE:

OTHER REASON FOR REQUEST (ATTACH BACK-UP):

BLOCK 36 LOT 41 JUNE STREET
ERRANT LIGHTHOUSE PAYMENT

FUNDS APPROPRIATED:

YES

NO



DEPARTMENT HEAD



APPROVED/DISAPPROVED ADMINISTRATOR

RESOLUTION 2026-176
RESOLUTION AUTHORIZING CERTAIN UTILITY REFUNDS

WHEREAS, the official utility records of the Borough of South River, New Jersey show certain refunds which include electric, water and consumer deposits (CD); and

WHEREAS, the Collector of Utility Revenue recommends that the following refunds should be made to the consumer noted herein below listed; and

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Borough Council of the Borough of South River that the Collector of Utility Revenue is hereby authorized to make the following refunds and adjustments indicated below and any attached list.

<u>ACCOUNT #</u>	<u>PAYABLE TO:</u>	<u>AMOUNT OF CHECK</u>
65-999-005-623 ELEC CURRENT	BERTO PROPERTIES LLC 17 REBEL RUN DR EAST BRUNSWICK, NJ 08816	\$140.96
65-999-009-884 ELEC CURRENT	SERGIO DACOSTA & AMANDA DASILVA 23 QUAKER DR EAST BRUNSWICK, NJ 08816	\$87.60
65-999-958-420 ELEC CURRENT	MINIT-MART FOOD STORE C/O GAYAIRI ENTERPRISES LLC 64 BERKSHIRE WAY EAST BRUNSWICK, NJ 08816	\$1,195.00
65-999-008-496 CD	LAUREN GIUSTO 401 S 1 ST AVE APT 4071A HIGHLAND PARK, NJ 08904	\$147.53
65-999-005-143 CD	BRIAN LAUL SR 51 NICKEL AVE SAYREVILLE, NJ 08872	\$160.46
65-999-009-436 CD	LISA LOUREIRO & JONATHAN LOPEZ 50 WILLETT AVE APT 11B SOUTH RIVER, NJ 08882	\$98.01
65-999-008-755 CD	DAVYD & INES MYKYTYNETS 16 DRAEGER PL SOUTH RIVER, NJ 08882	\$103.64
65-999-008-911 CD	JULIO TORRES 24 GORDON ST SOUTH RIVER, NJ 08882	\$60.40

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

REQUEST FOR COUNCIL ACTION

DATE: 6/2/26

RESOLUTION: ✓

ORDINANCE:

OTHER REASON FOR REQUEST (ATTACH BACK-UP):

UTILITY REFUNDS

FUNDS APPROPRIATED:

YES

NO



DEPARTMENT HEAD



M.G.

APPROVED/DISAPPROVED ADMINISTRATOR

RESOLUTION 2026-177
RESOLUTION APPROVING THE BILLS AND CLAIMS LIST

BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey that all bills, claims and statements against the Borough, in the total amount of \$1,302,841.42 and previously paid claims in the amount of \$3,030,613.56 listing attached, have been duly itemized, audited, approved and signed by the proper officers of the Borough, be and the same are hereby ordered paid.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

Ranges		Item Status		Purchase Types		Misc	
Range: First to Last Rcvd Batch Id Range: First to Last		Open: N Void: N Paid: N Held: Y Aprv: N Rcvd: Y		Bid: Y State: Y Other: Y Exempt: Y		P.O. Type: All Format: Condensed Include Non-Budgeted: Y Vendors: All	
Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
A0153		AHOLD USA, INC.					
26-01341	05/08/26	Food bank purchase	Open	\$959.76	\$0.00		
A0342		AMERIMARK, INC.					
26-01205	04/23/26	Promotional Supplies-Tonnage	Open	\$2,596.04	\$0.00		
A0519		ARROW ELEVATOR, INC.					
26-01533	05/28/26	Elevator Maint-May	Open	\$650.00	\$0.00		
A0625		AUTO IMAGE & SECURITY, INC.					
26-01406	05/15/26	DETAIL FOR BAKER 10 & 14	Open	\$500.00	\$0.00		
26-01415	05/15/26	DETAIL OF BAKER 3 & 6	Open	\$500.00	\$0.00		
		Vendor Total:		\$1,000.00			
A149		AK ATHLETIC EQUIPMENT INC					
26-01090	04/14/26	WRESTLIN MAT	Open	\$1,504.83	\$0.00		
A150		HEIDI ANTONIO					
26-01292	05/06/26	SENIOR AWARDS HA	Open	\$100.00	\$0.00		
A2301		ANIXTER INC					
26-00752	03/12/26	300 AMP Cut-outs	Open	\$665.85	\$0.00		
A3164		ACTION UNIFORM CO LLC					
26-01366	05/13/26	UNIFORM FOR A. WALTERS	Open	\$360.00	\$0.00		
26-01367	05/13/26	UNIFORM FOR M. AGARD	Open	\$360.00	\$0.00		
26-01368	05/13/26	UNIFORM FOR L. MURPHY	Open	\$360.00	\$0.00		
26-01383	05/13/26	UNIFORM FOR B. GUDAITIS	Open	\$360.00	\$0.00		
		Vendor Total:		\$1,440.00			
A370		MICHAEL CURRAN					
26-01624	06/04/26	Deposit - Event 6/18	Open	\$617.50	\$0.00		
26-01626	06/04/26	Balance 6/18 event	Open	\$617.50	\$0.00		
		Vendor Total:		\$1,235.00			
A5019		AT&T CORP					
26-01559	05/28/26	BILLING FOR 4/11/26-5/10/26	Open	\$476.03	\$0.00		
A601		APRUZZESE MCDERMOTT MASTRO &					
26-01521	05/27/26	GENERAL LABOR MATTERS 4/26	Open	\$1,426.00	\$0.00		
A81226		AMAZON BUSINESS					
26-01137	04/21/26	TABLET MOUNT FOR TRUCK	Open	\$91.02	\$0.00		
26-01294	05/06/26	SUPPLIES FOR BASEBALL	Open	\$487.91	\$0.00		
26-01333	05/08/26	3 Pin Connector - Sweeper	Open	\$39.99	\$0.00		
26-01392	05/13/26	Fuser Kit-HP Printer-DPW	Open	\$225.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
A81226		AMAZON BUSINESS	<i>Account Continued</i>				
26-01549	05/28/26	COMMERICAL PAPER TOWEL DISPEN	Open	\$237.86	\$0.00		
26-01603	06/03/26	SUPPLIES FOR FISHING DERBY	Open	\$245.90	\$0.00		
		Vendor Total:		\$1,327.68			
A9811		ALS GROUP USA CORP					
26-01204	04/23/26	Test Sweepings Pile-DPW-CC	Open	\$700.00	\$0.00		
ATTMO005		AT & T MOBILITY II LLC					
26-01604	06/03/26	SERVICE FOR 4/22-5/21/26	Open	\$851.02	\$0.00		
26-01629	06/04/26	SERVICE FOR 4/22-5/21/26-PD	Open	\$1,269.14	\$0.00		
26-01632	06/04/26	SERVICE FOR 4/27-5/26/26-FIRE	Open	\$420.64	\$0.00		
		Vendor Total:		\$2,540.80			
B083		BLOODGOOD LAW ENFORCEMENT					
26-01396	05/13/26	FIREARMS INSTRUCTOR	Open	\$850.00	\$0.00		
B0893		BENECARD SERVICES, INC.					
26-01582	06/01/26	PRESCRIPTION PLAN 6/26	Open	\$61,728.92	\$0.00		
B0903		C BENTLEY'S CAR WASH					
26-01399	05/13/26	BILLINGFOR APRIL 2026	Open	\$27.00	\$0.00		
B0952		BIGNELL PLANNING CONSULTANTS					
26-01437	05/15/26	HAMILTON DEV-1900	Open	\$1,362.50	\$0.00		
26-01438	05/15/26	HAMILTON DEV-1900	Open	\$1,212.50	\$0.00		
26-01441	05/15/26	GE REAL ESTATE-2019	Open	\$2,037.50	\$0.00		
26-01445	05/15/26	PLANNER RETAINER 3/26	Open	\$400.00	\$0.00		
26-01446	05/15/26	SR CHANGES TO TREE ORDINANCE	Open	\$1,325.00	\$0.00		
26-01447	05/15/26	109 SOUTH RIVER-2012	Open	\$200.00	\$0.00		
26-01448	05/15/26	MARTINEZ-2037	Open	\$125.00	\$0.00		
26-01449	05/15/26	AJ ANDRE & JR PROPERTIES-2036	Open	\$162.50	\$0.00		
26-01519	05/27/26	GARDEN STATE CHURCH-2028	Open	\$1,175.00	\$0.00		
		Vendor Total:		\$8,000.00			
B0960		BLUE CROSS/BLUE SHIELD OF NJ					
26-01467	05/20/26	DENTAL INSURANCE 6/26	Open	\$7,345.35	\$0.00		
B154		BERTO PROPERTIES LLC					
26-01608	06/03/26	REFUND OF OVERPAYMENT	Open	\$140.96	\$0.00		
C1270		CAMPBELL SUPPLY CO LLC					
26-00854	03/24/26	Diagnose Light Tower = Eng #5	Open	\$953.04	\$0.00		
C1300		CARROT TOP INDUSTRIES, INC.					
26-01413	05/15/26	Flags for Boro Buildings	Open	\$1,598.57	\$0.00		
C1333		CENTRAL JERSEY HEALTH INS.FUND					
26-01581	06/01/26	MEDICAL INSURANCE 7/26	Open	\$282,613.00	\$0.00		
C143		CDM SMITH INC					
24-03314	11/26/24	WATER MAIN REPLACEMENT PROJEC	Open	\$151,237.25	\$0.00		B

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
C143		CDM SMITH INC	Account Continued				
C1441 26-01510	05/27/26	VINCENT QUILES, JR. Janitorial Supplies	Open	\$1,690.60	\$0.00		
482 24-02326	08/06/24	CME ASSOCIATES IMPROVEMENTS TO VARIOUS ROADS	Open	\$1,865.00	\$0.00		B
25-01277	05/09/25	M54 STORMWATER REPORT/MAP/INV	Open	\$620.00	\$0.00		B
25-01886	06/25/25	IMPROV CLEVELAND/PRENTICE/TICE	Open	\$2,725.00	\$0.00		B
26-00666	03/04/26	IMP TO MERCER,LYONS,MITCHELL	Open	\$10,994.25	\$0.00		B
26-00902	03/24/26	EMERGENCY REPAIR PLAN-WATER S\	Open	\$1,706.00	\$0.00		B
26-01094	04/14/26	NJDEP STORMWATER DISCHARGE PE	Open	\$2,545.50	\$0.00		B
26-01439	05/15/26	HAMILTON DEV-1900	Open	\$1,317.50	\$0.00		
26-01440	05/15/26	DIAZ-2035	Open	\$109.50	\$0.00		
26-01442	05/15/26	GE REAL ESTATE-2019	Open	\$530.00	\$0.00		
26-01443	05/15/26	GE REAL ESTATE-2019	Open	\$1,060.00	\$0.00		
26-01450	05/15/26	109 SOUTH RIVER-2012	Open	\$109.50	\$0.00		
26-01451	05/15/26	NOGUEIRA-2031	Open	\$219.00	\$0.00		
26-01452	05/15/26	INSPECT CURBS	Open	\$109.50	\$0.00		
26-01453	05/15/26	2023 ROADWAY IMPROVEMENTS	Open	\$189.00	\$0.00		
26-01454	05/15/26	2024 ROAD IMPROVEMENTS	Open	\$311.50	\$0.00		
26-01486	05/20/26	2024 ROADWAY IMPROVEMENTS	Open	\$1,187.50	\$0.00		
26-01487	05/20/26	WH VENTURE-1691	Open	\$2,409.00	\$0.00		
26-01488	05/20/26	VIEIRA-2034	Open	\$2,628.00	\$0.00		
26-01489	05/20/26	MARTINEZ-2037	Open	\$219.00	\$0.00		
26-01490	05/20/26	HAMILTON ELECTRICAL PER-2030	Open	\$492.50	\$0.00		
26-01491	05/20/26	WH VENTURE-1691	Open	\$1,423.50	\$0.00		
26-01544	05/28/26	PHILIP ST CAPITAL-1816	Open	\$790.00	\$0.00		
26-01545	05/28/26	PHILIP ST CAPITAL-1816	Open	\$212.00	\$0.00		
26-01546	05/28/26	PHILIP ST CAPITAL-1816	Open	\$1,204.50	\$0.00		
26-01547	05/28/26	PHILIP ST CAPITAL-1816	Open	\$2,190.00	\$0.00		
Vendor Total:				\$37,167.25			
C1510		COMCAST					
26-01371	05/13/26	SERVICE FOR 5/6-6/5/26	Open	\$278.08	\$0.00		
26-01372	05/13/26	SERVICE FOR 5/3-6/2/26	Open	\$164.89	\$0.00		
26-01373	05/13/26	SERVICE FOR 5/8-6/7/26	Open	\$271.37	\$0.00		
26-01414	05/15/26	BILLING FOR 5/10/26-6/9/26	Open	\$14.97	\$0.00		
26-01468	05/20/26	SERVICE FOR 5/9-6/8/26	Open	\$398.94	\$0.00		
26-01469	05/20/26	SERVICE FOR 5/8-6/9/26	Open	\$462.23	\$0.00		
26-01470	05/20/26	SERVICE FOR 5/12-6/11/26	Open	\$158.69	\$0.00		
26-01471	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$406.97	\$0.00		
26-01472	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$323.95	\$0.00		
26-01473	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$330.94	\$0.00		
26-01474	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$304.73	\$0.00		
26-01476	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$255.95	\$0.00		
26-01482	05/20/26	SERVICE FOR 5/15-6/14/26	Open	\$502.31	\$0.00		
26-01497	05/22/26	SERVICE FOR 5/17-6/16/26	Open	\$647.34	\$0.00		
26-01498	05/22/26	SERVICE FOR 5/17-6/16/26	Open	\$136.90	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
C1510		COMCAST	<i>Account Continued</i>				
26-01554	05/28/26	BILLING FOR 5/15/26-6/14/26	Open	\$570.18	\$0.00		
		Vendor Total:		\$5,228.44			
C1511		COMCAST BUSINESS					
26-01520	05/27/26	SERVICE FOR 5/15-6/14/26	Open	\$2,699.16	\$0.00		
C1572		CIVICPLUS LLC					
26-01572	06/01/26	SOCIAL MEDIA ARCH 1/1-12/31/26	Open	\$4,617.27	\$0.00		
C158		DEREK CHACON					
26-01606	06/03/26	REFUND OF OVERPAYMENT	Open	\$288.66	\$0.00		
C185		COTALITY CENTRALIZED REFUNDS					
26-01553	05/28/26	REFUND OF OVERPAYMENT-DIS VET	Open	\$1,582.05	\$0.00		
CA733		CARMENS CORP INC					
26-00861	03/24/26	Pest Control-April 2026	Open	\$595.08	\$0.00		
D112		DI GROUP ARCHITECTURE LLC					
25-00558	02/27/25	ARCH & ENG DESIGN-GREK PARK BR	Open	\$4,500.00	\$0.00		B
D142		SERGIO DACOSTA					
26-01609	06/03/26	REFUND OF OVERPAYMENT	Open	\$87.60	\$0.00		
D1779		DECALS BY DESIGN, INC.					
26-01495	05/22/26	GRAND MARSHALL DECAL	Open	\$30.00	\$0.00		
D1935		DRAEGER INC.					
26-01430	05/15/26	DRY GAS 105L	Open	\$420.00	\$0.00		
D1936		DRUGOS, STEVEN					
26-01562	05/28/26	reimbursement for expenditures	Open	\$75.03	\$0.00		
26-01563	05/28/26	Reimbursement for Expenditures	Open	\$294.04	\$0.00		
		Vendor Total:		\$369.07			
E2025		REINA TIRE SERVICE INC					
26-01348	05/08/26	Flat Repairs/Mount Tires	Open	\$140.45	\$0.00		
E2036		EAST BRUNSWICK SUPPLY, INC.					
26-01340	05/08/26	Supplies	Open	\$899.84	\$0.00		
E2039		TOWNSHIP OF EAST BRUNSWICK					
26-01481	05/20/26	PURCHASE OF WATER 4/26	Open	\$71,635.20	\$0.00		
E2044		RONZ & KIDS, LLC					
26-01125	04/16/26	SHIRTS FOR DISPATCH	Open	\$115.00	\$0.00		
E2421		EPIC SPORTS, INC.					
26-01370	05/13/26	NETS FOR BASKETBALL HOOPS	Open	\$135.47	\$0.00		
E44		EAST BRUNSWICK ANIMAL HOSPITAL					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
~~E44~~		EAST BRUNSWICK ANIMAL HOSPITAL		<i>Account Continued</i>			
26-01365	05/13/26	TNR Sunny & Leonardine	Open	\$699.60	\$0.00		
26-01461	05/19/26	TNR Whitehead	Open	\$170.00	\$0.00		
		Vendor Total:		\$869.60			
EAST8733		EASTERN ARMORED SERVICES, INC.					
26-01577	06/01/26	ARMORED SERVICES 6/26	Open	\$676.00	\$0.00		
~~F061~~		THE FIBAR GROUP LLC					
26-01241	04/29/26	Bulk Wood Fibre	Open	\$3,131.50	\$0.00		
F100		FRIENDS OF SR REC DEPARTMENT					
26-01484	05/20/26	CONTRIBUTION-FRIENDS OF SR REC	Open	\$5,000.00	\$0.00		
F2421		FBI - LEEDA					
26-01395	05/13/26	CLI-LT. MACKIEL ATTENDED	Open	\$795.00	\$0.00		
~~FITSHOW~~		FITNESS SHOWROOM DISTRIBUTION					
26-01431	05/15/26	FD GYM EQUIPMENT SVC CONTRACT	Open	\$2,595.00	\$0.00		
G095		GLOUCESTER CO POLICE ACADEMY					
26-01401	05/13/26	PT INST SCHOOL	Open	\$250.00	\$0.00		
G119		LAUREN GIUSTO					
26-01611	06/03/26	REFUND OF CD	Open	\$147.53	\$0.00		
~~G3231~~		W.W.GRAINGER, INC.					
26-01351	05/08/26	#1VW57 Chain Hoist 20'	Open	\$399.06	\$0.00		
H050		HACKENSACK MERIDIAN TEAM HEALT					
26-01335	05/08/26	Pre-employment/firefighter	Open	\$355.00	\$0.00		
H1709		HUNTER CARRIER SERVICES LLC					
26-01426	05/15/26	LONG DISTANCE SVS 4/26	Open	\$741.37	\$0.00		
~~H3369~~		HACH COMPANY					
26-00907	03/26/26	Rep. Power Supply #LZV803	Open	\$271.60	\$0.00		
H3608		HIGH ENERGY ELECT.TESTING,INC.					
26-01597	06/03/26	Monthly Battery Charger Rental	Open	\$648.50	\$0.00		
H3708		HOME DEPOT					
26-01189	04/23/26	Blanket - Supplies	Open	\$1,991.85	\$0.00		
H3739		THE HOSE SHOP, INC.					
26-00293	01/28/26	Hose Repairs	Open	\$202.44	\$0.00		
26-01389	05/13/26	Hose Repairs	Open	\$707.58	\$0.00		
		Vendor Total:		\$910.02			
I4233		INSTITUTE FOR FORENSIC PSYCH.					
26-01407	05/15/26	TESTING FOR SLEO I CANDIDATES	Open	\$1,900.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
J1765		JCI JONES CHEMICALS INC					
26-01003	04/08/26	Sodium Hypochlorite	Open	\$3,472.39	\$0.00		
26-01165	04/21/26	50% Caustic Soda	Open	\$5,973.40	\$0.00		
26-01166	04/21/26	Sodium Hypochlorite	Open	\$2,685.40	\$0.00		
26-01337	05/08/26	50% Caustic Soda	Open	\$4,618.89	\$0.00		
		Vendor Total:		\$16,750.08			
J4578		JESCO COMPANY					
26-00650	03/04/26	Repairs to 310HL B/H Loader	Open	\$26,229.79	\$0.00		
26-01254	04/30/26	Parts-Skid Steer & Backhoe	Open	\$1,585.21	\$0.00		
		Vendor Total:		\$27,815.00			
J4660		JOE'S HEATING LLC					
26-00886	03/24/26	2nd Quarter HVAC Maint.	Open	\$2,930.00	\$0.00		
26-01592	06/03/26	Repair AC-Police Dept.	Open	\$430.00	\$0.00		
26-01593	06/03/26	Repair AC-Municipal Bldg	Open	\$300.00	\$0.00		
		Vendor Total:		\$3,660.00			
J4694		JOHNNY ON THE SPOT, LLC.					
26-01578	06/01/26	CHAIN FENCE 5/25-6/21/26-PD	Open	\$27.25	\$0.00		
26-01579	06/01/26	PORTA JOHNS 5/1-5/31/26	Open	\$525.04	\$0.00		
		Vendor Total:		\$552.29			
K225		KYOCERA/DUPLITRON					
26-01529	05/28/26	May Lease-DPW Copier	Open	\$135.00	\$0.00		
K4809		K & A EXCAVATING CO., INC.					
26-01086	04/14/26	Recycle Asphalt-Tonnage Grant	Open	\$8,253.70	\$0.00		
K4811		KENNETH L. BERG					
26-01325	05/06/26	Mower Parts/Supplies	Open	\$935.73	\$0.00		
KYOCE005		KYOCERA DOCUMENT SOLUTIONS					
26-01591	06/03/26	Maintenance DPW Copier	Open	\$27.50	\$0.00		
L099		BRIAN LAUL SR					
26-01612	06/03/26	REFUND OF CD	Open	\$160.46	\$0.00		
L100		LISA LOUREIRO					
26-01613	06/03/26	REFUND OF CD	Open	\$98.01	\$0.00		
L5262		JOHN LIONETTI ASSOCIATES					
26-01514	05/27/26	Used Oil Removal-Tonnage Grant	Open	\$150.00	\$0.00		
L5310		LOMBARDI & LOMBARDI PA					
26-01374	05/13/26	PLANNER RETAINER 4/26	Open	\$600.00	\$0.00		
26-01375	05/13/26	PREROGATIVE WRITS-SRED	Open	\$304.00	\$0.00		
26-01376	05/13/26	ROCHA-1933	Open	\$57.00	\$0.00		
26-01377	05/13/26	TIOUMBELEKCHIEFF-2025	Open	\$19.00	\$0.00		
26-01378	05/13/26	NOGUEIRA-2031	Open	\$19.00	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
L5310		LOMBARDI & LOMBARDI PA	Account Continued				
26-01379	05/13/26	VIEIRA-2034	Open	\$190.00	\$0.00		
26-01380	05/13/26	AJ ANDRE & JR PROPERTIES-2036	Open	\$190.00	\$0.00		
26-01381	05/13/26	MARTINEZ-2037	Open	\$171.00	\$0.00		
26-01382	05/13/26	PANTALEON-RIVERA-2039	Open	\$152.00	\$0.00		
26-01548	05/28/26	PHILIP ST CAPITAL-1816	Open	\$171.00	\$0.00		
26-01633	06/04/26	PLANNER RETAINER 5/26	Open	\$600.00	\$0.00		
26-01634	06/04/26	BROTHERS BUILDERS-1979	Open	\$19.00	\$0.00		
26-01635	06/04/26	ROCHA-1933	Open	\$76.00	\$0.00		
26-01636	06/04/26	TIOUMBELEKCHIEFF-2025	Open	\$19.00	\$0.00		
26-01637	06/04/26	VIERIA-2034	Open	\$456.00	\$0.00		
26-01638	06/04/26	AJ ANDRE & JR PROPERTIES-2036	Open	\$76.00	\$0.00		
26-01639	06/04/26	MARTINEZ-2037	Open	\$760.00	\$0.00		
26-01640	06/04/26	PANTALEON-RIVERA-2039	Open	\$95.00	\$0.00		
		Vendor Total:		\$3,974.00			
M151		MAVEN INTERPRETERS					
26-01346	05/08/26	Court Interpreting	Open	\$760.00	\$0.00		
M153		MOTOROLA SOLUTIONS INC					
24-01217	04/25/24	RADIO DISPATCH CONSOLE	Open	\$17,157.32	\$0.00		B
M157		MANZO MOTORSPORTS CUSTOMS					
26-01494	05/22/26	Bus driver seat cover install	Open	\$200.00	\$0.00		
M227		MINI-MART FOOD STORE					
26-01610	06/03/26	REFUND OF OVERPAYMENT	Open	\$1,195.00	\$0.00		
M228		DAVYD & INES MYKYTYNETS					
26-01614	06/03/26	REFUND OF CD	Open	\$103.64	\$0.00		
M5421		W.B.MASON CO.					
26-01089	04/14/26	Supplies	Open	\$182.59	\$0.00		
26-01332	05/08/26	OFFICE SUPPLIES	Open	\$347.87	\$0.00		
26-01485	05/20/26	office supplies	Open	\$294.54	\$0.00		
		Vendor Total:		\$825.00			
M5428		MADISON NAT.LIFE INS.CO.,INC.					
26-01478	05/20/26	GROUP TERM DIS LIFE & AD&D6/26	Open	\$934.43	\$0.00		
M5698		MIDD CTY UTILITY AUTHORITY					
26-01595	06/03/26	Landfill Charges-May 2026	Open	\$48,252.14	\$0.00		
M5707		MIDDLESEX WELDING SALES,CO,INC					
26-01192	04/23/26	Cylinder Rentals-May	Open	\$76.50	\$0.00		
M5708		MIDDLESEX COUNTY TREASURER					
26-00663	03/04/26	2026 2ND QTR HEALTH AID	Open	\$18,979.10	\$0.00		
M5713		MIDD.CTY.IMPROVEMENT AUTHORITY					
26-01462	05/19/26	Commingle Collection-ASL-APRIL	Open	\$37,187.56	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
M5713		MIDD.CTY.IMPROVEMENT AUTHORITY		<i>Account Continued</i>			
26-01463	05/19/26	Brush to MCIA - April	Open	\$2,449.29	\$0.00		
		Vendor Total:		\$39,636.85			
M5716		MIDDLESEX CTY MUN.CLERKS ASSN.					
26-00884	03/24/26	2026 MCMCA MINI CONFERENCE	Open	\$50.00	\$0.00		
M5797		MORPHO USA, INC.					
26-01408	05/15/26	2026 SOFTWARE SUPPORT	Open	\$1,758.14	\$0.00		
MCFIRE01		MIDDLESEX COUNTY FIRE ACADEMY					
26-01590	06/01/26	motor vehicle extrication	Open	\$336.00	\$0.00		
ME001		JULIE MEIRA					
26-01527	05/27/26	REFUND FOR CHEER	Open	\$250.00	\$0.00		
N5003		NATIONAL FUEL OIL, INC.					
26-01409	05/15/26	Fuel Delivered 5/13/26	Open	\$10,637.49	\$0.00		
N6094		NEW JERSEY MOTOR VEHICLE COMM					
26-01556	05/28/26	REGISTRATION FOR SEIZED VEHICL	Open	\$240.00	\$0.00		
N6173		GEORGE ALBERT WALTER					
26-01385	05/13/26	ER Water Leak Detection-5/6/26	Open	\$700.00	\$0.00		
N6180		NORCIA CORP.					
26-01386	05/13/26	Repairs to Truck #29	Open	\$897.37	\$0.00		
26-01499	05/22/26	Wood Chipper-Limit Switch	Open	\$180.48	\$0.00		
26-01513	05/27/26	Repairs to Truck #25	Open	\$1,657.50	\$0.00		
		Vendor Total:		\$2,735.35			
N7823		NOREGON SYSTEMS					
26-01338	05/08/26	Cables - Adapter Kit	Open	\$910.38	\$0.00		
NEW01		NJ DEPT.HEALTH/SENIOR SVCS.					
26-01601	06/03/26	NJ State Dog Fees 5/2026	Open	\$49.80	\$0.00		
O6508		ONE CALL CONCEPTS					
26-01596	06/03/26	One Call Messages-May 26	Open	\$222.10	\$0.00		
O6522		OPSOLVE, LLC.					
26-01571	06/01/26	DATA COVERSION 4/26	Open	\$3,600.00	\$0.00		
ORC002		ORCHARD HOLDINGS LLC					
26-01391	05/13/26	MVA Main & Jackson	Open	\$7,950.00	\$0.00		
P121		PNC FINANCIAL SERVICES					
26-01573	06/01/26	REFUND OF OVERPAYMENT-DIS VET	Open	\$2,513.62	\$0.00		
P123		VALERY PETRONE					
26-01584	06/01/26	REFUND OF DUMPSTER PERMIT-2042	Open	\$200.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
P375 26-01429	05/15/26	PARAMUS FORD 2026 FORD F350 CHASSIS 4X4	Open	\$53,462.50	\$0.00		
P6866 26-01349	05/08/26	PACE ANALYTICAL SERVICES, INC. Radiologicals 4/15/26	Open	\$502.00	\$0.00		
26-01350	05/08/26	Lead & Copper 5/1/26	Open	\$140.00	\$0.00		
26-01550	05/28/26	5/21/26 Week 1 TC	Open	\$800.00	\$0.00		
26-01551	05/28/26	Lead & Copper 5/22/26	Open	\$1,400.00	\$0.00		
		Vendor Total:		\$2,842.00			
P7011 26-01459	05/19/26	PERTH AMBOY SPRING Repairs to Truck #28	Open	\$2,397.60	\$0.00		
P7209 26-01505	05/22/26	PUBLIC SERVICE ELECTRIC & GAS SERVICE FOR 5/26	Open	\$29.45	\$0.00		
26-01506	05/22/26	SERVICE FOR 5/26	Open	\$878.88	\$0.00		
26-01507	05/22/26	SERVICE FOR 5/26	Open	\$30.74	\$0.00		
		Vendor Total:		\$939.07			
P7232 26-01416	05/15/26	PUBLIC POWER ASSN OF N.J. NYPA Billing April 2026	Open	\$23,744.10	\$0.00		
PA03 26-01193	04/23/26	PARTS AUTHORITY LLC Blanket-Vehicle Parts-May	Open	\$6,072.48	\$0.00		
PC8 26-01444	05/15/26	PRO CAP 8 LLC REFUND OF TAX PREM 25-00060	Open	\$5,900.00	\$0.00		
PETTY-FI 26-01605	06/03/26	PETTY CASH - FINANCE REIMBURSEMENT FOR PETTY CASH	Open	\$343.51	\$0.00		
PRIME01 26-01483	05/20/26	PRIMEPOINT, LLC P/R PROCESSING 5/26	Open	\$1,104.75	\$0.00		
Q7293 26-01565	05/28/26	QUEST DIAGNOSTICS, INC. Employee testing	Open	\$90.90	\$0.00		
R150 26-01570	06/01/26	ROTHSTEIN MANDELL STROHM & HAL LEGAL SERVICES 5/26	Open	\$13,771.98	\$0.00		
R1815 26-01296	05/06/26	RMD ASSOCIATES LLC QPA SERVICES 5/26	Open	\$1,250.00	\$0.00		
26-01583	06/01/26	QPA SERVICES 6/26	Open	\$1,250.00	\$0.00		
		Vendor Total:		\$2,500.00			
R7311 26-01167	04/21/26	RARITAN PIPE & SUPPLY COMPANY 8" Butterfly Valve-TP	Open	\$1,938.12	\$0.00		
R7327 26-01492	05/22/26	RAZOR PRINTING, INC. Business cards	Open	\$64.00	\$0.00		

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
R7395 26-01457	05/19/26	RELIABLE OVERHEAD DOOR INC. Repair Overhead Door-Electric	Open	\$360.00	\$0.00		
R7485 26-01515	05/27/26	POWER SAWS OF AMERICA, INC. 70 Appleby-Remove Large Oak	Open	\$2,750.00	\$0.00		
S1010 26-01347	05/08/26	SAVE A FRIEND TO HOMELESS ANIM Shelter Fees 4/21-4/22	Open	\$680.00	\$0.00		
S143 26-01586	06/01/26	SPECIAL FORCES CONSULTING AMI READS 7/26	Open	\$3,771.00	\$0.00		
S187 26-00678	03/09/26	SHANNON CHEMICAL CORPORATION SLI-932 Zinc Orthophosphoric	Open	\$5,044.95	\$0.00		
S219 26-01479	05/20/26	SAVO SCHALK CORSINI WARNER LEGAL SERVICES 4/26	Open	\$5,170.00	\$0.00		
26-01480	05/20/26	SR VS NURTURING LEAVES	Open	\$4,608.00	\$0.00		
		Vendor Total:		\$9,778.00			
S222 26-01291	05/06/26	BRENDEN SIKORSKI SENIOR AWARDS- B.S.	Open	\$100.00	\$0.00		
S7690 26-01543	05/28/26	SAMS CLUB FOOD BANK PURCHASES	Open	\$2,342.20	\$0.00		
S7859 26-01388	05/13/26	SHERWIN WILLIAMS CO. Road Paint	Open	\$1,287.00	\$0.00		
S7877 26-01607	06/03/26	SAKER SHOPRITES INC OOA purchases	Open	\$95.69	\$0.00		
S8053 26-00695	03/09/26	SOUTH RIVER PUBLIC LIBRARY PORTION OF 2026 BUDGET	Open	\$75,000.00	\$0.00		
S8086 26-01580	06/01/26	SPECTROTEL SERVICE FOR 5/15-6/14/26	Open	\$3,488.01	\$0.00		
S8162 26-01387	05/13/26	STAVOLA COMPANIES Asphalt	Open	\$326.59	\$0.00		
S8244 26-01384	05/13/26	SUPERIOR OFFICE SYSTEMS, INC. USAGE FOR 1/22/26-4/21/26	Open	\$913.24	\$0.00		
S8251 26-01339	05/08/26	SWIFT ELECTRICAL SUPPLY CO. LED Bulbs T-8 96"	Open	\$1,048.50	\$0.00		
S81290 26-01503	05/22/26	SHI INTERNATIONAL CORP. AZURE STORAGE 4/26-12/26	Open	\$392.01	\$0.00		B
SI01		SIGN A LIZE LLC					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
SI01		SIGN A LIZE LLC	<i>Account Continued</i>				
25-02805	09/25/25	LAWN SIGNS	Open	\$300.00	\$0.00		
SIGNS01		HEATHER ALTOBELLI					
26-01286	05/06/26	Various Signs	Open	\$273.00	\$0.00		
SITE300		SITEONE LANDSCAPE SUPPLY					
26-01403	05/15/26	LESCO Prosecutor Weed Killer	Open	\$866.58	\$0.00		
T045		TZG NJ LLC					
26-01625	06/04/26	Zeppoles & oreos deliver 6/18	Open	\$240.00	\$0.00		
T070		TROLLER ELECTRIC LLC					
26-01250	04/29/26	JUNCTION BOX RELOCATION-MAIN	Open	\$6,900.00	\$0.00		
T072		JULIO TORRES					
26-01615	06/03/26	REFUND OF CD	Open	\$60.40	\$0.00		
T1075		TEAM CAR WASH					
26-01398	05/13/26	BILLING FOR APRIL 2026	Open	\$120.00	\$0.00		
T1735		TARGETED TECHNOLOGIES LLC					
26-01417	05/15/26	ADDT LICENSES PD 5/26 & 6/26	Open	\$13.38	\$0.00		
26-01418	05/15/26	IT SERVICES 6/26	Open	\$4,433.00	\$0.00		
26-01419	05/15/26	OFFICE 365 BH & PD 6/26	Open	\$2,521.28	\$0.00		
26-01420	05/15/26	OFFICE 365 FD 6/26	Open	\$217.35	\$0.00		
26-01421	05/15/26	DATTO MONTHLY 6/26	Open	\$452.61	\$0.00		
26-01422	05/15/26	DATTO AZURE 6/26	Open	\$577.80	\$0.00		
26-01423	05/15/26	EMAIL ESSEN & ARCHIVE BH 6/26	Open	\$331.25	\$0.00		
26-01424	05/15/26	EMAIL ESSEN & ARCHIVE PD 6/26	Open	\$387.50	\$0.00		
26-01425	05/15/26	DATTO SAAS MONTHLY 6/26	Open	\$171.00	\$0.00		
26-01528	05/27/26	16 PORT SWITCH-DPW	Open	\$823.00	\$0.00		
Vendor Total:				\$9,928.17			
T775		TECH SERVICES MECHANICAL LLC					
26-01334	05/08/26	Repair Ice Machine-Electric	Open	\$135.00	\$0.00		
T7800		TANGO TANGO INC					
26-01400	05/13/26	INTEGRATION - ANNUAL	Open	\$2,000.00	\$0.00		
T8324		TAYLOR OIL CO INC.					
26-01393	05/13/26	Fuel Delivered 5/06/26	Open	\$2,292.38	\$0.00		
26-01464	05/19/26	Fuel Delivered 5/11/26	Open	\$2,515.09	\$0.00		
26-01567	06/01/26	Fuel Delivered 5/21/26	Open	\$1,514.71	\$0.00		
26-01594	06/03/26	Fuel Delivered 5/29/26	Open	\$2,056.74	\$0.00		
Vendor Total:				\$8,378.92			
T8521		TREASURER-STATE OF NEW JERSEY					
26-01575	06/01/26	STORMWATER DISCHARGE PERMIT	Open	\$4,050.00	\$0.00		
26-01576	06/01/26	GROUD WATER GENERAL PERMIT	Open	\$900.00	\$0.00		
Vendor Total:				\$4,950.00			

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
T8531 26-01574	06/01/26	TREASURER, STATE OF NJ ELEVATOR INSPECTION FEE-PD	Open	\$258.00	\$0.00		
T8538 26-01405	05/15/26	TRYGAR'S KEYS THAT PLEASE Repair Lock-PD Dispatch	Open	\$260.00	\$0.00		
TCA001 26-01436	05/15/26	TRYSTONE CAPITAL ASSETS LLC REFUND OF TAX PREM 25-00053	Open	\$1,000.00	\$0.00		
TR001 26-00991	04/02/26	TRAP ROCK INDUSTRIES LLC Asphalt	Open	\$957.95	\$0.00		
U001 26-01522	05/27/26	MICHELLE URBANOWICZ Recertification CMR	Open	\$31.19	\$0.00		
U8801 26-01517	05/27/26	ULINE, INC. Supplies	Open	\$93.01	\$0.00		
U8809 26-01458	05/19/26	HD SUPPLY FACILITIES MAINT.LTD Item #29555 Deionized Water	Open	\$54.87	\$0.00		
26-01475	05/20/26	Hydrant Paint	Open	\$753.76	\$0.00		
Vendor Total:				\$808.63			
U8813 26-01585	06/01/26	UNITED STATES POST OFFICE POSTAGE FOR TAX BILLS	Open	\$3,000.00	\$0.00		
V031 26-01096	04/14/26	VALVETEK UTILITY SERVICES LLC UDF FLUSHING PHASE 2 & 3	Open	\$30,757.11	\$0.00		B
V288 25-03255	11/14/25	VMG GROUP ROOF REPAIRS-PD/WTP	Open	\$89,447.00	\$0.00		B
W2059 26-01410	05/15/26	WATER RESOURCES MANAGEMENT Licensed Operator Fee-May	Open	\$9,500.00	\$0.00		
W4321 26-01524	05/27/26	WEX HEALTH INC FSA MEDICAL 4/26	Open	\$95.00	\$0.00		
W9481 26-01589	06/01/26	SCOTT WOLF reimbursement for expenditures	Open	\$629.38	\$0.00		
XA001 26-01627	06/04/26	XAVUS SOLUTIONS LLC Annual database contract	Open	\$2,000.00	\$0.00		
Y9796 26-01246	04/29/26	YUHAS PLUMBING & HEATING, INC. JSFH-Turn Breaker On for Heat	Open	\$150.00	\$0.00		
26-01460	05/19/26	PD - Replace Urinal	Open	\$370.00	\$0.00		
Vendor Total:				\$520.00			

Total Purchase Orders: 266 Total P.O. Line Items: 0 Total List Amount: \$1,302,841.42 Total Void Amount: \$0.00

Totals by Year-Fund

Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	5-01	\$920.00	\$0.00	\$920.00	\$0.00	\$0.00	\$920.00
ELECTRIC UTILITY	5-03	\$23,744.10	\$0.00	\$23,744.10	\$0.00	\$0.00	\$23,744.10
	5-12	\$680.00	\$0.00	\$680.00	\$0.00	\$0.00	\$680.00
	Year Total:	\$25,344.10	\$0.00	\$25,344.10	\$0.00	\$0.00	\$25,344.10
CURRENT FUND	6-01	\$525,801.31	\$0.00	\$525,801.31	\$0.00	\$0.00	\$525,801.31
WATER UTILITY	6-02	\$251,914.30	\$0.00	\$251,914.30	\$0.00	\$0.00	\$251,914.30
ELECTRIC UTILITY	6-03	\$149,323.50	\$0.00	\$149,323.50	\$0.00	\$0.00	\$149,323.50
	6-12	\$629.40	\$0.00	\$629.40	\$0.00	\$0.00	\$629.40
	6-15	\$570.04	\$0.00	\$570.04	\$0.00	\$0.00	\$570.04
	6-16	\$6,900.00	\$0.00	\$6,900.00	\$0.00	\$0.00	\$6,900.00
	Year Total:	\$935,138.55	\$0.00	\$935,138.55	\$0.00	\$0.00	\$935,138.55
GENERAL CAPITAL	C-06	\$129,881.40	\$0.00	\$129,881.40	\$0.00	\$0.00	\$129,881.40
ESCROW ACCOUNT	E-17	\$23,859.00	\$0.00	\$23,859.00	\$0.00	\$0.00	\$23,859.00
OTHER TRUST ACCOU	T-05	\$6,624.01	\$0.00	\$6,624.01	\$0.00	\$0.00	\$6,624.01
WATER CAPITAL	W-07	\$181,994.36	\$0.00	\$181,994.36	\$0.00	\$0.00	\$181,994.36
Total Of All Funds:		\$1,302,841.42	\$0.00	\$1,302,841.42	\$0.00	\$0.00	\$1,302,841.42

RESOLUTION 2026-178

**A RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE
CONDITIONAL DESIGNATION OF A REDEVELOPER FOR THE WOJIE WAY
REDEVELOPMENT AREA, BLOCK 356, LOT 1.06, AND ESTABLISHING AN ADVISORY
EVALUATION COMMITTEE**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), authorizes municipalities to determine areas in need of redevelopment, adopt redevelopment plans, and implement redevelopment projects in accordance with the LRHL; and

WHEREAS, Chapter 261 of the Code of the Borough of South River establishes the governing body of the Borough of South River as the Borough of South River Redevelopment Entity (the "Redevelopment Entity"); and

WHEREAS, the property commonly referred to as "Wojie Way" and identified as Block 356, Lot 1.06 on the official tax maps of the Borough of South River (the "Wojie Way Redevelopment Area" or the "Property") has been designated as a Non-Condemnation Area in Need of Redevelopment pursuant to the LRHL; and

WHEREAS, the Wojie Way Redevelopment Area consists of Borough-owned, undeveloped vacant land; and

WHEREAS, a redevelopment plan has not yet been adopted for the Wojie Way Redevelopment Area; and

WHEREAS, the Mayor and Council desire to solicit proposals and statements of qualifications from interested redevelopers for a project that advances the Borough's objectives for a senior residence facility and a senior center facility, or a coordinated project that includes senior residences and a senior center/community center for seniors; and

WHEREAS, because no redevelopment plan has yet been adopted, the Request for Proposals shall invite conceptual proposals, qualifications, proposed development standards, and proposed public benefits to assist the Borough in identifying a prospective conditionally designated redeveloper and in preparing a future redevelopment plan in accordance with the LRHL; and

WHEREAS, any conditional designation shall not constitute final redeveloper designation, adoption of a redevelopment plan, approval of a redevelopment project, approval of a sale, lease, conveyance, redevelopment agreement, or other final transaction; and

WHEREAS, any redevelopment plan for the Wojie Way Redevelopment Area must be prepared, referred, reviewed, considered, and adopted, if at all, in accordance with the LRHL; and

WHEREAS, the Mayor and Council desire to authorize issuance of a Request for Proposals substantially in the form attached hereto as Exhibit A and on file with the Borough Clerk (the "RFP"), subject to such non-material revisions as may be approved by the Borough Attorney, Borough Planner, Borough Administrator, Borough Clerk, and other appropriate Borough officials and professionals; and

WHEREAS, the Mayor and Council further desire to establish an advisory evaluation committee to review proposals, conduct interviews, request clarifications, and make a recommendation to the Mayor and Council, acting as the Redevelopment Entity.

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

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Mayor and Council, acting as the Borough of South River Redevelopment Entity, hereby authorize the issuance of the RFP for the Wojie Way Redevelopment Area, Block 356, Lot 1.06, in substantially the form attached hereto as Exhibit A and on file with the Borough Clerk.
3. The RFP shall be issued pursuant to the LRHL, Chapter 261 of the Borough Code, and all other applicable law. The RFP is a solicitation for redeveloper proposals and qualifications and shall not be construed as a public bid, lowest-price auction, final redeveloper designation, or approval of any redevelopment project.
4. The RFP shall state that no redevelopment plan has yet been adopted for the Wojie Way Redevelopment Area and that any conditional designation, redevelopment agreement, sale, lease, conveyance, development application, or final project approval shall be subject to the preparation, referral, review, and adoption of a redevelopment plan by ordinance in accordance with the LRHL, and to all other required approvals and agreements.
5. The RFP shall identify the Borough's development guidance that the Property be proposed for a senior residence facility and a senior center facility, or a coordinated project that includes senior residences and a senior center/community center for seniors, with appropriate neighborhood compatibility, buffering, parking, traffic, stormwater, accessibility, and public benefit considerations.
6. The Mayor, one member of the Borough Council to be designated by the governing body, the Borough Planner, the Borough Attorney, and the Borough CFO are hereby established as an advisory evaluation committee for the RFP (the "Advisory Evaluation Committee"). The Advisory Evaluation Committee may consult with the Borough Administrator, Borough Clerk, Borough Engineer, and such other Borough officials, employees, and professionals as may be appropriate.
7. The Advisory Evaluation Committee is advisory only and shall have no authority to designate a redeveloper, approve a redevelopment plan, approve a sale, lease, or conveyance of Borough property, approve a redevelopment agreement, bind the Borough, or take final action on behalf of the Redevelopment Entity. Final action, if any, shall be taken only by the Mayor and Council, acting as the Redevelopment Entity, by resolution at a duly noticed public meeting.
8. The Advisory Evaluation Committee is authorized to review proposals, request clarifications, request supplemental information, conduct interviews with some or all respondents, select a short list, consult with Borough professionals, and make a recommendation to the Mayor and Council.
9. Each respondent shall submit the application fee required by Chapter 261 of the Borough Code, currently \$5,000.00, and any conditionally designated redeveloper shall be required to execute an Interim Cost and Conditional Designation Agreement and post escrow/project funds in accordance with Chapter 261 and the RFP.
10. The Borough Attorney, Borough Planner, Borough Administrator, Borough Clerk, Borough CFO, and other appropriate Borough officials and professionals are hereby authorized to make non-material changes to the RFP, prepare addenda, answer questions, establish deadlines, publish or post

notices, receive proposals, and take all administrative actions necessary to effectuate this Resolution.

11. Proposals and related submissions shall be treated as government records subject to the New Jersey Open Public Records Act and other applicable law, subject to any lawful exemptions, redactions, or confidentiality determinations made by the Borough.
12. The Borough expressly reserves the right to reject any proposal, reject all proposals, waive technical defects, request additional information, modify the process, negotiate with one or more respondents, reissue the RFP, or take no action.
13. This Resolution shall take effect immediately.

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT
<i>Councilwoman DaSilva</i>						
<i>Councilman Donato</i>						
<i>Councilman Dziemian</i>						
<i>Councilman Giannakopoulos</i>						
<i>Councilman Gurchensky</i>						
<i>Council President DeSantis</i>						

I do hereby certify that the foregoing is a true and exact copy of authorization to approve the foregoing resolution adopted by the Mayor and Borough Council of South River on June 8, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

**BOROUGH OF SOUTH RIVER
MIDDLESEX COUNTY, NEW JERSEY**

**REQUEST FOR PROPOSALS
FOR THE CONDITIONAL DESIGNATION OF A REDEVELOPER
FOR THE ACQUISITION AND REDEVELOPMENT OF THE
WOJIE WAY REDEVELOPMENT AREA
BLOCK 356, LOT 1.06**

**Anticipated Development Program:
Senior Residence Facility and Senior Center Facility**

Issue Date:	[DATE TO BE INSERTED PRIOR TO ISSUANCE]
Questions Due:	[DATE TO BE INSERTED PRIOR TO ISSUANCE]
Proposal Due Date:	[DATE TO BE INSERTED PRIOR TO ISSUANCE]
Submission Location:	Attn: Borough Clerk Borough of South River 48 Washington Street South River, New Jersey 08882

Important: The Borough of South River has designated the Wojie Way Redevelopment Area as a Non-Condernnation Area in Need of Redevelopment. A redevelopment plan has not yet been adopted for the Wojie Way Redevelopment Area. This RFP is intended to solicit conceptual redevelopment proposals and qualifications, and to identify a prospective conditionally designated redeveloper with whom the Borough may collaborate in the preparation of a redevelopment plan. No redevelopment project may be undertaken, no final redeveloper rights shall vest, and no sale, conveyance, lease, redevelopment agreement, or other final transaction shall occur unless and until a redevelopment plan is adopted by ordinance and all required agreements and approvals are duly authorized.

TABLE OF CONTENTS

I.	Background and Statutory Authority
II.	Site Description
III.	Status of Redevelopment Plan and Purpose of this RFP
IV.	Development Program Goals
V.	RFP Response: General Requirements and Deadlines
VI.	Format and Content of Proposals
VII.	Evaluation Process and Advisory Evaluation Committee
VIII.	Conditional Designation, Redevelopment Plan, and Redevelopment Agreement
IX.	OPRA, Confidentiality, and Public Records
X.	Disclaimers and Reservations of Rights
	Exhibit A - Submission Checklist
	Exhibit B - Required Acknowledgments and Certifications
	Exhibit C - Interim Cost and Conditional Designation Agreement

I. BACKGROUND AND STATUTORY AUTHORITY

The Borough of South River (the "Borough") issues this Request for Proposals (this "RFP") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), Chapter 261 of the Code of the Borough of South River, and all other applicable law. This RFP seeks proposals and statements of qualifications from qualified developers or redevelopment teams (each, a "Respondent") interested in being considered for conditional designation as redeveloper for the Wojie Way Redevelopment Area, consisting of Block 356, Lot 1.06 on the official tax maps of the Borough (the "Redevelopment Area," the "Property," or the "Project Site").

The governing body of the Borough is established under Chapter 261 as the Borough of South River Redevelopment Entity (the "Redevelopment Entity"). The Mayor and Council, acting as the Redevelopment Entity, will retain sole discretion to determine whether to select a Respondent, conditionally designate a redeveloper, reject any or all Proposals, request revisions, issue addenda, terminate this process, or take no action.

The Redevelopment Area has been designated as a Non-Condemnation Area in Need of Redevelopment pursuant to the LRHL. The Borough shall not exercise the power of eminent domain to acquire property within the Redevelopment Area in connection with this designation. The Property is owned by the Borough.

This RFP is not a public bid, lowest-price auction, or procurement of construction services. It is a solicitation for redeveloper proposals and qualifications under the LRHL. Any conveyance, lease, or other disposition of the Property, and any final redeveloper designation, shall be subject to adoption of a redevelopment plan by ordinance, execution of a redevelopment agreement, approval of any necessary purchase, lease, financial, or other transaction documents, and compliance with all applicable law.

II. SITE DESCRIPTION

The Project Site is commonly referred to as "Wojie Way" and is identified as Block 356, Lot 1.06 on the official tax maps of the Borough of South River. The Property is owned by the Borough and is currently undeveloped vacant land. Available tax and assessment information indicates that the Property consists of approximately 8.5 to 10.4 acres; all acreage, dimensions, boundaries, easements, encumbrances, environmental conditions, wetlands, flood hazard areas, access rights, and utility conditions are subject to independent verification by Respondents, survey, title review, environmental due diligence, engineering review, and the Borough's further confirmation.

The Property is located in a residential context and is surrounded in substantial part by single-family residential uses. Respondents shall therefore give careful attention to neighborhood compatibility, building height and massing, setbacks, landscaped buffers, lighting, traffic, access, parking, stormwater management, emergency access, and potential impacts on surrounding residential properties.

The Borough makes no representation or warranty concerning the accuracy, completeness, or sufficiency of information in this RFP. Respondents are responsible for conducting their own investigation and due diligence concerning the Property and all legal, physical, regulatory, financial, environmental, and market conditions affecting the Property and any proposed project.

III. STATUS OF REDEVELOPMENT PLAN AND PURPOSE OF THIS RFP

No redevelopment plan has yet been adopted for the Wojie Way Redevelopment Area. The Borough intends to use this RFP process to identify a qualified Respondent whose concept, qualifications, financial capacity, public benefits, and proposed terms best advance the Borough's objectives. Following a conditional designation, the Borough anticipates that the conditionally designated redeveloper will collaborate with the Borough, the Borough Planner, Borough Attorney, Borough Engineer, Borough CFO, and other Borough professionals, as applicable, in the preparation and refinement of a redevelopment plan for the Redevelopment Area.

Any redevelopment plan shall be prepared, referred, reviewed, and adopted in accordance with the LRHL. The governing body retains full legislative discretion with respect to the content, adoption, amendment, or rejection of any redevelopment plan. Submission of a Proposal, selection for interview, recommendation by the Advisory Evaluation Committee, conditional designation, or execution of the Interim Cost and Conditional Designation Agreement shall not entitle any Respondent or Conditional Redeveloper to adoption of a redevelopment plan containing any particular use, density, bulk standard, design standard, financial term, or project approval.

Respondents are expressly invited to propose land uses, building requirements, bulk standards, design standards, buffering standards, parking standards, access improvements, open space requirements, community benefits, and other regulatory provisions that the Respondent believes should be considered for inclusion in a future redevelopment plan. The Borough may accept, reject, modify, or disregard any such proposed standards in its sole discretion.

IV. DEVELOPMENT PROGRAM GOALS

The Borough desires a project that provides meaningful senior-oriented public benefit. The Mayor and Council's guidance to Respondents is that the Property should be developed with a senior residence facility and a senior center facility, or a coordinated project that includes both senior residences and a senior center/community center for seniors. Respondents may propose a single integrated building, multiple buildings, a campus arrangement, a public/private partnership, a sale, lease, ground lease, condominium or easement structure, or another structure that advances the Borough's goals.

The Borough seeks Proposals that address one or more of the following objectives:

- A high-quality senior residence facility, which may include age-restricted independent senior housing, affordable senior housing, mixed-income senior housing, assisted living or other licensed senior residential concepts, or another senior residential model, provided that

the Respondent clearly explains the proposed age restriction, affordability structure, licensing/regulatory pathway, operating model, and legal basis for restricting occupancy to older adults.

- A senior center or community center for seniors that provides accessible space for social, recreational, wellness, educational, governmental, cultural, transportation, or supportive-service programming for older adults in the Borough.
- A clear proposal for the ownership, operation, maintenance, insurance, security, public access, hours of operation, programming responsibilities, capital funding, and lifecycle costs of any senior center/community center component.
- A site design that is compatible with surrounding single-family residential uses and includes appropriate height, scale, setbacks, buffers, landscaping, open space, screening, lighting controls, and transitions.
- Safe and efficient vehicular access, pedestrian circulation, emergency access, senior-accessible design, ADA compliance, and adequate parking without undue impact on surrounding residential streets.
- A fiscally responsible proposal that minimizes Borough financial exposure while providing a fair financial return, public benefit, or other consideration to the Borough for the use, sale, lease, or development of the Property.
- A feasible financing plan, demonstrated development capacity, realistic schedule, and credible project team with experience in senior housing, senior/community facilities, affordable housing, public-private redevelopment, or similar projects.
- A stormwater, environmental, utility, and infrastructure approach that is feasible for an undeveloped site and sensitive to the Property and surrounding neighborhood.
- A proposal that can serve as the basis for preparation of a future redevelopment plan under the LRHL.

V. RFP RESPONSE: GENERAL REQUIREMENTS AND DEADLINES

- A. Questions and Addenda.** During the RFP period, no oral interpretation of this RFP shall be binding. Questions shall be submitted in writing by email to [INSERT CONTACT NAME AND EMAIL], with a copy to the Borough Attorney at [INSERT EMAIL], no later than [INSERT DATE AND TIME]. Responses, if any, will be issued by written addendum and made available in the manner determined by the Borough. Respondents are responsible for monitoring the Borough website and/or contacting the Borough Clerk for addenda and updates.

- B. Submission Deadline.** Proposals must be received by the Borough no later than [INSERT TIME] on [INSERT DATE]. Late submissions may be rejected. The Borough shall not be responsible for loss, delay, non-delivery, corrupted electronic files, or the condition of materials submitted by mail, courier, hand delivery, or electronic transmission.
- C. Submission Format.** Proposals shall be submitted in PDF format electronically to [INSERT EMAIL ADDRESSES], and shall also include [INSERT NUMBER] paper copies and one electronic copy on USB drive if submitted by hand delivery, courier, or mail. The Borough may waive, modify, or supplement submission requirements by addendum.
- D. Application Fee.** Each Proposal shall include the non-refundable application fee required by Chapter 261 of the Borough Code, currently \$5,000.00, payable to the Borough of South River. A Proposal submitted without the required application fee may be rejected.
- E. Costs of Proposal.** Each **Respondent** shall bear all costs associated with preparing, submitting, supplementing, presenting, negotiating, or otherwise pursuing its Proposal. The Borough shall have no obligation to reimburse any Respondent for any such costs.
- F. No Unauthorized Communications.** From the issuance of this RFP until the Borough takes final action or terminates the process, Respondents shall not communicate regarding this RFP with members of the governing body, the Advisory Evaluation Committee, Borough officials, Borough professionals, or Borough employees except through the designated RFP contact or as otherwise authorized by the Borough. This restriction shall not prohibit communications at public meetings or communications expressly authorized by the Borough.
- G. Ownership of Submissions.** All Proposals and materials submitted shall become the property of the Borough and will not be returned.

VI. FORMAT AND CONTENT OF PROPOSALS

To allow clear comparison of Proposals, each Proposal should be organized using the headings below. The Borough is not obligated to search unformatted materials for information. If a Proposal contains conflicting information, the Borough may request clarification or deem the Proposal nonresponsive.

- 1. Title Page.** Identify the proposed project name, Respondent, primary contact, address, telephone number, email address, and all entities comprising the development team.
- 2. Executive Summary.** Provide a concise summary of the proposed project, public benefits, senior residence component, senior center/community center component, financial terms, schedule, requested Borough participation, and reasons the Respondent is best suited for the Project.
- 3. Respondent and Project Team.** Describe the Respondent, ownership structure, principals, affiliates, development team, attorneys, architects, engineers, planners, contractors,

construction managers, property managers, operators, service providers, financing partners, and any proposed nonprofit or public agency partners. Identify the role and qualifications of each team member.

4. **Project Narrative.** Provide a detailed description of the proposed project, including intended use(s), number and type of senior residential units, age restriction, affordability structure, bedroom mix, amenity spaces, common areas, senior center/community center components, outdoor areas, parking, access, internal circulation, operations, maintenance, and phasing.
5. **Senior Residence Program.** Identify whether the residential component is proposed as market-rate, affordable, mixed-income, tax-credit, subsidized, independent living, assisted living, supportive housing, or another model. Explain the legal basis for any age restriction, the anticipated regulatory requirements, any licensing requirements, income restrictions, resident services, management structure, waiting list/tenant-selection concepts, and long-term compliance obligations.
6. **Senior Center / Community Center Program.** Describe the size, location, design, intended users, programs, ownership, lease/license structure, public access rights, scheduling, hours, operating budget, staffing, maintenance, insurance, security, capital replacement obligations, and proposed Borough responsibilities for any senior center or community center for seniors.
7. **Concept Plans and Illustrative Materials.** Include conceptual site plans, building footprints, floor plans, massing, height studies, parking layouts, access plans, pedestrian circulation, open space plans, buffer plans, architectural elevations, renderings, site sections, and other illustrative materials sufficient to understand the proposed project and its neighborhood relationship.
8. **Proposed Redevelopment Plan Standards.** Because no redevelopment plan has yet been adopted, identify proposed standards to be considered for inclusion in a future redevelopment plan, including permitted uses, maximum units, density, height, setbacks, lot coverage, impervious coverage, open space, landscaping, buffers, lighting, signage, parking, loading, refuse, stormwater, design standards, affordable housing standards, EV charging, and deviation/waiver procedures.
9. **Neighborhood Compatibility and Impact Analysis.** Describe how the proposed project will address surrounding single-family residential uses, including height and massing transitions, screening, landscape buffers, traffic, parking, noise, lighting, refuse collection, deliveries, emergency access, pedestrian safety, stormwater, views, and construction impacts.
10. **Project Financing and Financial Capacity.** Provide sources and uses, estimated total development cost, evidence of financial capacity, anticipated debt/equity sources, grant or tax-credit assumptions, proposed tax exemption or PILOT request, operating pro forma

summary, senior center operating assumptions, and evidence that the project can be financed and completed.

- 11. Proposal for Acquisition, Lease, Ground Lease, or Other Disposition of Borough Property.** State the Respondent's proposed financial offer or consideration for the Property; proposed transaction structure; timing of closing; due diligence period; contingencies; deposit; allocation of costs; title, survey, environmental, and utility responsibilities; and any requested Borough approvals or obligations.
- 12. Government Responsibilities and Requested Incentives.** Identify all responsibilities, commitments, approvals, financial incentives, infrastructure obligations, grants, tax exemptions, payment-in-lieu-of-taxes arrangements, municipal contributions, public improvements, off-site improvements, easements, licenses, operating responsibilities, or other participation requested from the Borough or any other governmental entity.
- 13. Schedule.** Provide a schedule for conditional designation, redevelopment plan preparation, redevelopment agreement negotiation, due diligence, approvals, financing, closing, construction commencement, construction completion, certificates of occupancy, and opening/operation of the senior residence and senior center components.
- 14. Experience and Comparable Projects.** Identify comparable projects completed, under construction, or under development by the Respondent and key team members, with special emphasis on senior housing, senior centers, community centers, affordable housing, public-private redevelopment, adaptive community facilities, and projects near residential neighborhoods.
- 15. Legal, Litigation, Default, and Compliance Disclosures.** Disclose material litigation, defaults, foreclosures, bankruptcies, debarments, license issues, termination from public projects, unsatisfied judgments, regulatory actions, or other matters that may bear on Respondent's qualifications. Include required pay-to-play, non-collusion, ownership, equal employment opportunity, and other certifications required by law or requested by the Borough.
- 16. Risks and Assumptions.** Identify key risks and assumptions that could affect feasibility, cost, schedule, approvals, financing, access, environmental conditions, utilities, stormwater, traffic, senior center operation, market demand, or other project elements.
- 17. Confidentiality Index.** Identify any specific portions of the Proposal for which the Respondent asserts a claim of confidentiality, trade secret, proprietary commercial or financial information, or other exemption from disclosure. Do not mark the entire Proposal confidential. The Borough will evaluate any public-records request in accordance with applicable law and shall not be bound by a Respondent's confidentiality designation.

VII. EVALUATION PROCESS AND ADVISORY EVALUATION COMMITTEE

The Borough anticipates that Proposals will be reviewed by an advisory evaluation committee consisting of the Mayor, one member of the Borough Council, the Borough Planner, the Borough Attorney, and the Borough CFO, together with such other Borough staff and professionals as may be consulted by the Borough (the "Advisory Evaluation Committee"). The Advisory Evaluation Committee is advisory only. It shall have no authority to designate a redeveloper, approve a sale, approve a lease, approve a redevelopment plan, approve a redevelopment agreement, bind the Borough, or take final action on behalf of the Redevelopment Entity.

The Advisory Evaluation Committee may review Proposals, request clarification, conduct interviews with some or all Respondents, request supplemental information, select a short list, consult with Borough professionals, and make a recommendation to the Mayor and Council, acting as the Redevelopment Entity. Final action, if any, shall be taken only by the Mayor and Council, acting as the Redevelopment Entity, by resolution at a duly noticed public meeting.

Evaluation criteria may include, without limitation:

- Completeness, responsiveness, and clarity of the Proposal.
- Consistency with the Borough's senior residence and senior center/community center objectives.
- Quality, feasibility, and public benefit of the proposed senior residence component.
- Quality, feasibility, public access, and long-term operating plan for the senior center/community center component.
- Neighborhood compatibility, including height, scale, buffers, parking, traffic, lighting, and stormwater considerations.
- Proposed financial consideration to the Borough and overall fiscal impact.
- Financial feasibility, financing capacity, and ability to close and construct.
- Development team qualifications and comparable experience.
- Realistic schedule and ability to cooperate in preparation of a redevelopment plan.
- Degree of Borough financial, operational, legal, or construction risk.
- Whether the proposal avoids or adequately addresses any public bidding, public construction, prevailing wage, public financing, or other legal/regulatory issues that may arise from the senior center/community center component.
- Requested incentives, PILOT, public funding, grants, infrastructure commitments, or other Borough responsibilities.

- Overall advancement of the public health, safety, welfare, and redevelopment objectives of the Borough.

The Borough reserves the right to evaluate Proposals in its sole discretion, to assign or not assign relative weight to criteria, to request additional information, to interview some or all Respondents, to negotiate with one or more Respondents, to reject any or all Proposals, to reissue the RFP, to modify the process, or to take no action.

VIII. CONDITIONAL DESIGNATION, REDEVELOPMENT PLAN, AND REDEVELOPMENT AGREEMENT

- A. Conditional Designation.** The Borough may, but is not obligated to, conditionally designate one Respondent as Conditional Redeveloper. Conditional designation is intended to permit exclusive or preferred negotiations and collaboration during an interim period. Conditional designation shall not constitute final redeveloper designation, approval of a redevelopment project, adoption of a redevelopment plan, approval of a sale or lease, or approval of any development application.
- B. Interim Cost and Conditional Designation Agreement.** Upon conditional designation, the selected Respondent shall execute an Interim Cost and Conditional Designation Agreement substantially in the form attached as Exhibit C, with such modifications as may be approved by the Borough. The Conditional Redeveloper shall post escrow/project funds and reimburse the Borough for professional fees, planning costs, legal costs, engineering costs, financial review costs, environmental review costs, and other reasonable costs incurred by the Borough in connection with the conditional designation, Proposal review, preparation of a redevelopment plan, negotiation of agreements, and related matters.
- C. Preparation of Redevelopment Plan.** The Conditional Redeveloper shall cooperate with the Borough and its professionals in the preparation of a redevelopment plan for the Redevelopment Area. The plan shall be prepared and adopted, if at all, in accordance with the LRHL. The Borough is not obligated to adopt any plan proposed by or negotiated with the Conditional Redeveloper.
- D. Redevelopment Agreement and Transaction Documents.** No final redeveloper rights shall arise unless and until the Borough and the selected redeveloper execute a redevelopment agreement and any related purchase, lease, ground lease, financial, easement, license, operating, or other agreements approved by the Mayor and Council. Any such agreements shall include all covenants, conditions, controls, deadlines, use restrictions, transfer restrictions, default remedies, performance guarantees, indemnities, insurance requirements, and other provisions required by the LRHL and deemed necessary by the Borough.
- E. Development Review.** Any development application shall be subject to review and approval by the appropriate board or agency in accordance with the Municipal Land Use Law, the LRHL, the adopted redevelopment plan, and all other applicable laws and

regulations. No development application for the Project shall be submitted or approved until permitted by the Borough and consistent with the applicable redevelopment plan and redevelopment agreement.

IX. OPRA, CONFIDENTIALITY, AND PUBLIC RECORDS

Proposals and related submissions received by the Borough are government records and may be subject to disclosure under the New Jersey Open Public Records Act, common law right of access, or other applicable law. Respondents should assume that non-exempt portions of Proposals may be disclosed.

If a Respondent believes that specific portions of its Proposal contain trade secrets, proprietary commercial or financial information, information that would give an advantage to competitors or bidders, or other information exempt from disclosure, the Respondent shall clearly identify those specific portions in a confidentiality index and state the legal and factual basis for the claimed exemption. The Borough will make the final determination concerning disclosure, redaction, or withholding in response to any records request and shall not be bound by a Respondent's designation.

X. DISCLAIMERS AND RESERVATIONS OF RIGHTS

- This RFP is an invitation for submissions and does not constitute an offer, promise, contract, obligation, or commitment by the Borough.
- The Borough reserves the right to reject any Proposal, reject all Proposals, waive technical defects, request clarification, request supplemental information, modify the schedule, amend this RFP, reissue this RFP, negotiate with one or more Respondents, or take no action.
- The Borough is not bound by any statement, estimate, condition, assumption, or information in this RFP or any related materials. Respondents must conduct their own due diligence.
- The Borough has not adopted a redevelopment plan for the Redevelopment Area. The Borough retains full legislative discretion with respect to the content, adoption, amendment, or rejection of any redevelopment plan.
- Submission of a Proposal, selection for interview, recommendation, conditional designation, or execution of an interim agreement shall not create any vested right, contract right, property interest, or entitlement to final designation, adoption of a redevelopment plan, purchase or lease of the Property, site plan approval, tax exemption, PILOT, public funding, or redevelopment agreement.
- Any proposal requiring the Borough to fund, procure, own, construct, or operate a senior center/community center or other public improvement may raise public procurement, public bidding, prevailing wage, bonding, public finance, tax, insurance, and other legal issues.

The Borough reserves the right to reject, restructure, or require modification of any such proposal.

- Any successful Respondent shall comply with all applicable federal, State, county, and local laws, regulations, ordinances, and approvals, including, to the extent applicable, the LRHL, the Municipal Land Use Law, the Law Against Discrimination, affordable housing requirements, fair housing requirements, Housing for Older Persons Act requirements, licensing requirements, prevailing wage requirements, public bidding/procurement requirements, campaign contribution/pay-to-play laws, and equal employment opportunity/affirmative action requirements.
- Respondents accept the terms of this RFP by submitting a Proposal. Nothing herein shall be construed to waive any rights that cannot lawfully be waived.

EXHIBIT A

SUBMISSION CHECKLIST

- Title Page and contact information.
- Executive Summary.
- Respondent/team description and organizational chart.
- Project narrative and senior residence program.
- Senior center/community center program and operations plan.
- Conceptual plans/renderings/massing/site layout.
- Proposed redevelopment plan standards.
- Neighborhood compatibility and impact analysis.
- Parking, access, circulation, traffic, emergency access, and pedestrian plan.
- Stormwater, environmental, utilities, and infrastructure narrative.
- Sources and uses, financing plan, evidence of financial capacity, and requested incentives.
- Financial offer/consideration and proposed transaction structure.
- Borough/government responsibilities requested.
- Project schedule.
- Comparable experience and references.
- Legal/litigation/default/compliance disclosures.
- OPRA/confidentiality index, if applicable.
- Required certifications and acknowledgments.
- Non-refundable application fee required by Chapter 261.

EXHIBIT B

REQUIRED ACKNOWLEDGMENTS AND CERTIFICATIONS

Each Respondent shall include executed acknowledgments and certifications in form acceptable to the Borough. The following may be expanded, revised, or replaced by the Borough Attorney prior to issuance or by addendum:

- Acknowledgment of receipt of all addenda.
- Acknowledgment that no redevelopment plan has been adopted and that the Borough retains legislative discretion.
- Acknowledgment that no rights arise until final execution of a redevelopment agreement and related transaction documents.
- Non-collusion certification.
- Ownership disclosure certification.
- Political contribution / pay-to-play compliance certification.
- Equal employment opportunity / affirmative action compliance certification, as applicable.
- Disclosure of conflicts of interest.
- Disclosure of litigation, defaults, bankruptcies, debarments, and regulatory actions.
- OPRA/confidentiality index certification.

EXHIBIT C

**INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT
BY AND BETWEEN THE BOROUGH OF SOUTH RIVER AND [CONDITIONAL
REDEVELOPER]**

THIS INTERIM COST AND CONDITIONAL DESIGNATION AGREEMENT (this "Agreement") is made as of _____, 20__ (the "Effective Date"), by and between the BOROUGH OF SOUTH RIVER, a municipal corporation of the State of New Jersey, having offices at 48 Washington Street, South River, New Jersey 08882 (the "Borough"), acting as the Borough of South River Redevelopment Entity pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") and Chapter 261 of the Code of the Borough of South River, and _____, a _____ of the State of _____, having an address at _____ (the "Conditional Redeveloper").

WITNESSETH

WHEREAS, the LRHL provides a process for municipalities to participate in the redevelopment and improvement of areas designated as areas in need of redevelopment or areas in need of rehabilitation; and

WHEREAS, the Property commonly referred to as Wojie Way and identified as Block 356, Lot 1.06 on the official tax maps of the Borough (the "Project Site" or "Redevelopment Area") has been designated as a Non-Condemnation Area in Need of Redevelopment pursuant to the LRHL; and

WHEREAS, the Borough owns the Project Site; and

WHEREAS, the Borough has not yet adopted a redevelopment plan for the Project Site; and

WHEREAS, the Borough issued a Request for Proposals for the Wojie Way Redevelopment Area dated _____ (the "RFP") seeking proposals and qualifications from parties interested in being considered for conditional designation as redeveloper; and

WHEREAS, on or about _____, the Conditional Redeveloper submitted to the Borough a proposal and accompanying information in response to the RFP (collectively, the "Proposal"); and

WHEREAS, by Resolution adopted on _____, the Mayor and Council, acting as the Redevelopment Entity, conditionally designated the Conditional Redeveloper for the limited purposes set forth in this Agreement; and

WHEREAS, the Borough and the Conditional Redeveloper desire to negotiate concerning the potential redevelopment of the Project Site based generally upon the Proposal as a starting point for discussions, subject to further review, public process, statutory requirements, adoption of a redevelopment plan by ordinance, negotiation of a redevelopment agreement, and approval of all required transaction documents; and

WHEREAS, during the Interim Period, the Borough anticipates that the Conditional Redeveloper will cooperate with the Borough and its professionals in the preparation and refinement of a redevelopment plan for the Project Site, without limiting the Borough's legislative discretion concerning whether to adopt, modify, or reject any redevelopment plan; and

WHEREAS, the Borough requires that the Conditional Redeveloper pay the reasonable costs incurred by the Borough associated with the conditional designation, review of the Proposal, preparation and review of a redevelopment plan, drafting and negotiation of a redevelopment agreement and related documents, and related professional review; and

WHEREAS, payment of such costs by the Conditional Redeveloper in no way assures adoption of any redevelopment plan, final redeveloper designation, approval of a redevelopment agreement, conveyance or lease of the Project Site, site plan approval, tax exemption, public funding, or any other particular result.

NOW, THEREFORE, for and in consideration of the mutual promises, representations, covenants, and agreements herein set forth, and intending to be legally bound, the parties agree as follows:

1. **Conditional Designation.** Upon complete execution of this Agreement, the Conditional Redeveloper shall be conditionally designated as redeveloper of the Project Site for the limited purposes of exclusive or preferred negotiations, collaboration with the Borough and its professionals, preparation and review of a potential redevelopment plan, and negotiation of a potential redevelopment agreement and related transaction documents. Conditional designation is not final redeveloper designation and shall not create any vested right, property interest, contract right, entitlement, approval, or obligation of the Borough except as expressly stated in this Agreement.
2. **Interim Period.** The term "Interim Period" shall mean the period of 180 calendar days commencing on the date of full execution of this Agreement, unless extended in writing by the Borough or unless the parties continue negotiations by mutual conduct after the initial 180 days. Following expiration of the initial Interim Period, either party may terminate this Agreement upon written notice. During the Interim Period, the Borough may negotiate exclusively with the Conditional Redeveloper concerning the Proposal and the potential redevelopment of the Project Site, subject to the Borough's rights under this Agreement and applicable law. Either party may terminate negotiations if the other party is not diligently negotiating in good faith, or if it is determined that a redevelopment plan, redevelopment agreement, or transaction documents cannot be successfully prepared, adopted, negotiated, approved, or executed for any reason.
3. **Effect of Termination.** Upon termination of this Agreement, the conditional designation shall automatically terminate and the Conditional Redeveloper shall have no further rights with respect to the Project Site or the Proposal, except that the Conditional Redeveloper shall remain responsible for payment of all Interim Costs incurred through the effective date of termination and any other obligations that expressly survive termination. Neither party shall be liable to the

other for damages arising from the termination of negotiations or failure to execute a redevelopment agreement, except for payment and reimbursement obligations expressly set forth herein.

- 4. Payment of Interim Costs.** The Conditional Redeveloper shall pay or reimburse the Borough for all reasonable professional fees, costs, and expenses incurred by the Borough beginning on the Effective Date and continuing until execution of a redevelopment agreement or termination of this Agreement, as more particularly set forth below.

A. Definition of Interim Costs: The term "Interim Costs" shall include, without limitation, all costs incurred by the Borough in connection with or arising out of the conditional designation, review of the Proposal, review of supplemental submissions, preparation, review, referral, revision, and consideration of a redevelopment plan, negotiation and drafting of a redevelopment agreement, purchase agreement, lease, ground lease, license, easement, financial agreement, operating agreement, or other transaction document, environmental, planning, engineering, traffic, financial, appraisal, title, survey, OPRA, public notice, and legal review, and professional fees charged by the Borough Attorney, Borough Planner, Borough Engineer, Borough CFO or financial consultant, environmental consultant, traffic consultant, appraiser, title consultant, or any other consultant, contractor, or vendor retained or used by the Borough in connection with the foregoing.

B. Litigation or Third-Party Challenge Costs: Unless otherwise agreed by the parties or prohibited by law, Interim Costs shall include fees, costs, and expenses incurred by the Borough in connection with any third-party challenge, claim, appeal, OPRA proceeding, prerogative writ action, or other proceeding relating to this Agreement, the conditional designation, the RFP process, the Proposal, or the potential redevelopment of the Project Site. Interim Costs shall not include fees, costs, and expenses of litigation instituted by the Borough against the Conditional Redeveloper or by the Conditional Redeveloper against the Borough unless awarded by a court or agreed by the parties.

C. Deposit of Project Funds: Concurrently with execution of this Agreement, the Conditional Redeveloper shall deposit with the Borough the amount required under Chapter 261 of the Borough Code based upon the estimated total project cost, anticipated to be Fifteen Thousand Dollars (\$15,000.00) for a project with a total estimated project cost greater than \$10,000,000, or such other amount as may be lawfully required and agreed by the Borough and Conditional Redeveloper (the "Project Funds"). The Project Funds shall be maintained by the Borough in a separate, non-interest-bearing escrow account and drawn down to pay Interim Costs. The Borough shall provide invoices or summaries of charges reflecting the work, time expended, and costs incurred. When the Project Funds have been depleted by two-thirds of the original deposit, or otherwise reach Five Thousand Dollars (\$5,000.00) or less, the Conditional Redeveloper shall replenish the Project Funds within 15 days after written notice from the Borough. If Interim Costs exceed available Project Funds, the Conditional Redeveloper shall pay the deficiency within 15 days after receipt of billing from the Borough.

- D. Unused Funds:** Upon termination of this Agreement, the Borough shall draw down the Project Funds to pay all Interim Costs incurred through termination. Within 30 days after final reconciliation of invoices, the Borough shall return any remaining Project Funds to the Conditional Redeveloper. If a redevelopment agreement is executed, remaining Project Funds may remain on deposit and be applied to future Borough costs in accordance with the redevelopment agreement or returned as provided therein.
- 5. Scope of Negotiations.** The Proposal shall provide the basis for commencing discussions, but the parties are not bound by the description, concept, standards, terms, conditions, or obligations set forth in the Proposal unless and until such matters are incorporated into a duly adopted redevelopment plan, redevelopment agreement, and related transaction documents approved by the Borough. Continuing negotiations may address, without limitation, the senior residence program, senior center/community center program, property disposition structure, financial terms, public access rights, operations and maintenance, schedule, financing, affordable housing, PILOT or tax exemption, infrastructure, environmental issues, buffers, traffic, parking, stormwater, utilities, and redevelopment plan standards.
- 6. Redevelopment Plan.** The Conditional Redeveloper acknowledges that no redevelopment plan has been adopted for the Project Site. Any redevelopment plan shall be prepared, reviewed, referred, considered, adopted, amended, or rejected in accordance with the LRHL and applicable law. The Borough retains full legislative discretion concerning the content, adoption, amendment, or rejection of any redevelopment plan. Nothing in this Agreement shall obligate the Borough to adopt any redevelopment plan, adopt any standard proposed by the Conditional Redeveloper, or adopt a plan that permits the Proposal.
- 7. No Conveyance or Final Agreement Prior to Required Approvals.** The parties acknowledge that no sale, lease, ground lease, conveyance, development approval, final redeveloper designation, redevelopment agreement, financial agreement, or other final transaction shall occur unless and **until** authorized by the Borough in accordance with applicable law, including, as applicable, adoption of a redevelopment plan by ordinance and public action by the Mayor and Council.
- 8. Access and Due Diligence.** The Conditional Redeveloper shall not enter upon the Project Site for testing, borings, invasive due diligence, surveys, or other field work without the Borough's prior written authorization and, if required by the Borough, a separate right-of-entry or access agreement containing insurance, indemnity, restoration, and other requirements acceptable to the Borough.
- 9. OPRA and Public Records.** The Conditional Redeveloper acknowledges that this Agreement, the Proposal, and related records may be government records subject to disclosure under the New Jersey Open Public Records Act, common law right of access, or other applicable law, subject to any lawful exemptions or redactions determined by the Borough.

- 10. Assignment.** The Conditional Redeveloper shall not assign this Agreement, the conditional designation, or any rights hereunder without the prior written consent of the Borough, which consent may be granted, withheld, or conditioned in the Borough's sole discretion.
- 11. Notices.** All notices under this Agreement shall be in writing and delivered by hand, certified mail, recognized overnight courier, or email with confirmation to the addresses set forth below, or to such other address as a party may designate by notice.

If to Borough:

Attn: Borough Clerk
Borough of South River
48 Washington Street
South River, New Jersey 08882

[INSERT EMAIL]

If to Conditional Redeveloper:

[INSERT NAME, ADDRESS, EMAIL, AND CONTACT PERSON].

- 12. Compliance with Law.** The Conditional Redeveloper shall comply with all applicable federal, State, county, and local laws, rules, regulations, ordinances, approvals, and requirements, including those concerning redevelopment, land use, fair housing, senior housing, affordable housing, public contracting, public works, prevailing wage, campaign contributions, equal employment opportunity, environmental protection, stormwater, and accessibility, to the extent applicable.
- 13. Entire Agreement.** This **Agreement** contains the entire agreement of the parties with respect to its subject matter and supersedes prior negotiations, agreements, and understandings concerning conditional designation and interim costs. This Agreement may be amended only by a writing signed by both parties and approved by the Borough to the extent required by law.
- 14. Governing Law.** This **Agreement** shall be governed by and construed in accordance with the laws of the State of New Jersey. Venue for any dispute shall be in the Superior Court of New Jersey, Middlesex County, unless otherwise required by law.
- 15. Counterparts and Electronic Signatures.** This **Agreement** may be executed in counterparts and by electronic signature, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

[CONDITIONAL REDEVELOPER]

BOROUGH OF SOUTH RIVER

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

Alyssa Hager, RMC
Borough Clerk

ACKNOWLEDGMENT - CONDITIONAL REDEVELOPER

STATE OF NEW JERSEY)
) ss:
COUNTY OF _____)

I CERTIFY that on _____, 20__, _____
personally came before me and acknowledged under oath, to my satisfaction, that this person is the
_____ of _____, the entity named in this Agreement,
and signed and delivered this Agreement as his/her voluntary act and deed on behalf of said entity.

Signed and sworn to before me on _____, 20__.

Notary Public

ACKNOWLEDGMENT - BOROUGH

STATE OF NEW JERSEY)
) ss:
COUNTY OF MIDDLESEX)

I CERTIFY that on _____, 20__, Alyssa Hager, RMC, personally came before
me and acknowledged under oath, to my satisfaction, that: (a) she is the Borough Clerk of the Borough
of South River; (b) she is the attesting witness to the signing of this Agreement by the proper Borough
official; (c) this Agreement was signed and delivered by the Borough of South River as its voluntary
act duly authorized by resolution; and (d) she signed this proof to attest to the truth of these facts.

Signed and sworn to before me on _____, 20__.

Notary Public