

**REGULAR MEETING MINUTES
JULY 20, 2026
MAYOR AND BOROUGH COUNCIL
MEETING NO. 10**

A meeting of the Mayor and Council of the Borough of South River, in the County of Middlesex and the State of New Jersey was held on July 20, 2026, and was called to order by Mayor Guindi at 7:00 PM with the following Council Members in Attendance:

Mayor and Council Roll Call	Present	Absent	Excused Tardy
<i>Mayor Peter S. Guindi</i>	X		
<i>Councilwoman Sandra DaSilva</i>	X		
<i>Councilman Joseph Donato</i>	X		
<i>Councilman Hank Dziemian</i>		X	
<i>Councilman Nick Giannakopoulos</i>	X		
<i>Councilman James Gurchensky</i>	X		
<i>Council President Matt DeSantis</i>	X		

Also attending this meeting were Interim Business Administrator Mark Tinitigan, Chief Financial Officer Joseph Zanga, Fire Chief Scott Wolf, Borough Attorney John DeLuca, and Borough Engineer Justin Cornell

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.

SALUTE TO THE FLAG AND MOMENT OF SILENCE

Mayor Guindi lead the salute to the Flag and a moment of silence.

PROCLAMATIONS, HONORS, AWARDS & PRESENTATIONS

- Mayor's Presentation – A presentation was held for the plaque unveiling for former Mayor John Krenzel. Mr. Krenzel thanks the Mayor and urges South River to come to council meetings and states the mayor's office is always open.
- Water Main Replacement Project- Felipe Contreras, from CDM Smith, provides an update on the project.

AGENDA SESSION

- Discussion on First Reading Ordinance –Borough Attorney John DeLuca explains ordinance 2026-18

ORDINANCE– FIRST READING BY TITLE ONLY

The Borough Clerk read Ordinance 2026-18 by title only

ORDINANCE 2026–18

AN ORDINANCE OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING A SHORT-TERM LEASE OF THE PUBLIC PROPERTY LOCATED AT 6 THOMAS STREET TO 55 MAIN SR URBAN RENEWAL, LLC

WHEREAS, the Borough of South River duly advertised for the receipt of bids for a short-term lease of the public property located at 6 Thomas Street known as Block 147, Lot 23 on the Tax Map of the Borough of South River; and

WHEREAS, in response to the invitation to bidders, one (1) bid was received on July 15, 2026; and

WHEREAS, the bid was reviewed, and it was determined that 55 Main SR Urban Renewal LLC, submitted the highest responsible bid in accordance with the bid specifications, said bid being \$34,000.00; and

WHEREAS, N.J.S.A. 40A:12-14 requires that such conveyance be authorized by ordinance; and

WHEREAS, 55 Main SR Urban Renewal LLC's bid was awarded by resolution of the governing body, subject to the adoption of an ordinance conveying the lease interest in the property.

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

SECTION 1. The Borough Council hereby conveys to 55 Main SR Urban Renewal LLC a short-term lease interest in the property located at 6 Thomas Street.

SECTION 2. The Mayor and Borough Clerk are hereby authorized to execute the lease agreements with 55 Main SR Urban Renewal LLC, in a form acceptable to the Borough Special Counsel, and any necessary related documentation, in order to facilitate the conveyance of the lease interest in the property located at 6 Thomas Street.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. 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 hereof.

SECTION 5. This ordinance shall take effect after second reading and publication as required by law.

Introduced 7-20-26

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

DEPARTMENTAL/PROFESSIONAL REPORTS

Borough Engineer Justin Cornell

- **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 Olchasakey Avenue from Kamm Avenue to Prentice Avenue.
 - Crossroads Paving completed storm sewer test pits last week. Test pit data is being reviewed to avoid conflicts with utility lines. Storm sewer installation is expected to begin in August.

- **NJDOT FY 2025 Local Aid Program**
 - The Borough received a \$506,913 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.
 - Fernandes Construction mobilized on Thursday July 16th to Tice Avenue to begin sanitary sewer installation
- **2025 Electrical Substation Maintenance**
 - The project was approved for award in the amount of \$131,540.00 to RESA Service, LLC of Farmingdale, New Jersey. Sign contracts were submitted to the Borough.
 - Work is continuing 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 Sunset Street to Frandsen Avenue.
 - Mitchell Avenue from Old Bridge Turnpike to Garden Street.
 - Project Design is nearing completion. The residential curb and sidewalks replacement program is being added to the scope of the project.
- **NJDOT FY 2027 Local Aid Program**
 - Our office submitted an application to the NJDOT for improvements to the following roads:
 - John Street from Old Bridge Turnpike to Rose Street
 - Hollander Street from John Street to Amherst Street
 - Nelson Street from East Prospect Street to Chestnut Street
 - Our office submitted an additional application to the NJDOT for bike path improvements from Grekoski Park to Bissett's Recreation Area.
- **George Street and Washington Street One Way Study**
 - The traffic count data and first draft of the report have been completed, our office will submit the report to the borough this week.
- **Veteran's Drive Parking Lot Wetland Delineation**
 - Wetland delineation near Veteran's Drive parking lot as been completed. An environmental constraint is being prepared then the conceptual plan will follow.

CFO Joseph Zanga

- Speaks on resolutions 2026-198, 2026-200, 2026-201, and 2026-205

Fire Chief Scott Wolf

- The Ladder truck is out of service
- Speaks on the end of summer fireworks
- There will be a drill on Sunday, 7/26 from 8:30-12

Borough Attorney John Deluca

- There will be a closed session

Borough Clerk Alyssa Hager

- No report

Interim Business Administrator Mark Tinitigan

- No report

COUNCIL LIAISON REPORTS

Councilman Gurchensky

- The OOA will be closed from 7/13-7/24.
- Please check the OOA website for all events

Councilwoman DaSilva

- The Cultural Arts will be having South River Day on 10/17. They are still looking for vendors
- The Food Bank will be having a school supply drive through 8/15. The locations will be the Corpus Christi Church, Holy Trinity, and the South River Food Bank

Council President DeSantis

- Please visit the borough website for all activity registrations
- The next Recreation meeting will be 9/21 at 6 pm

Councilman Giannakopoulos

- The EDC will be having Farmers Markets every Sunday starting in September on Obert Street

Councilman Donato

- The Environmental Commission meeting has been cancelled and rescheduled to 7/30

Mayor Guindi

- No report

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

Mayor Guindi opened the floor for Public Comment.

Mark Jameson, 109 Water Street/High End Cannabis, speaks on the ongoing litigation and how it is affecting his retail business. Borough Attorney DeLuca states that resolution 2026-209 will be pulled from the agenda and advises the council not to comment.

Sabrina, 109 Water Street, speaks on the current litigation regarding cannabis.

Jim Hutchison, 38 Virginia Street, speaks on resolution 2026-204. Discussions ensue regarding the Business Administrator contract.

Being that no one else came forward for public comment, Mayor Guindi requested motion to close. Council President DeSantis motioned to close; seconded by Councilman Giannakopoulos. All in Favor.

MAYORAL APPOINTMENTS

- None

CONSENT RESOLUTIONS 2026-198 TO 2026-213 (excluding resolution 2026-204. 2026-209 will be pulled from the agenda)

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.

The Borough Clerk read the resolution titles on the consent agenda.

July 20, 2026 Council Regular Meeting Minutes- APPROVED 9/14/26

RESOLUTION 2026-198

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 Tonnage Grant \$23,411.76

County of Middlesex:

Office on Aging:

Physical Activity Grant \$4,000.00

Information and Assistance Grant \$3,000.00

Socialization and Recreation Grant \$5,000.00

Mental Health Grant \$5,000.00

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 Tonnage Grant \$23,411.76

County of Middlesex:

Office on Aging:

Physical Activity Grant \$4,000.00

Information and Assistance Grant \$3,000.00

Socialization and Recreation Grant \$5,000.00

Mental Health Grant \$5,000.00

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 July 20, 2026.

Alyssa Hager, RMC
Municipal Clerk

July 20, 2026 Council Regular Meeting Minutes- APPROVED 9/14/26

RESOLUTION 2026-199
RESOLUTION AUTHORIZING THE TURNOVER OF TAX SALE CERTIFICATES #13-00060 & 18-00028

WHEREAS, in the Borough of South River, the following property was listed and sold at Tax Sale of unpaid municipal charges and the lien holder paid a premium for each Tax Sale Certificate; and

WHEREAS, Statute N.J.S.A. 54:5-33 states if redemption is not made within five years from the date of sale or there is a foreclosure of the property, the premium payment shall be turned over to the Treasurer of the municipality and become part of the funds of the municipality.

<u>Block</u>	<u>Lot</u>	<u>Certificate #</u>	<u>Premium Amount</u>
345	3	13-00060	\$ 8100.00
319	18	18-00028	\$ 8000.00

WHEREAS, it is recommended by the Tax Collector that these premiums be turned over to the Borough of South River.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of South River that the Tax Collector is hereby authorized to turn over the premiums in the amount of \$16,100.00 to the Borough of South River as per Statute 54:5-33.

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-200
A RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE AWARD OF CONTRACT TO ATHLETIC FIELDS OF AMERICA FOR THE VETERANS PARK REVISION ON THE BERGEN COUNTY BC-C-25-022 COOPERATIVE PURCHASING CONTRACT

WHEREAS, the Borough of South River, County of Middlesex, State of New Jersey desires to provide for the revision of the Veterans Park Athletic Fields and;

WHEREAS Athletic Fields of America is available on Bergen County Cooperative # BC-C-25-022, valid until March 3, 2027, for use by local contracting units pursuant to N.J.S.A. 40A:11-12; and

WHEREAS the total cost of the contract shall not exceed \$2,192,079.00; and

WHEREAS, the Chief Financial Officer of the Borough has certified the availability of funds for the contract year prior to execution of the contract.

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

- The Governing Body hereby authorizes the award of a contract to Athletic Fields of America for the revision of the Veterans Park Athletic Fields using the Bergen County Cooperative Purchasing Contract # BC-C-25-022, not to exceed \$2,192,079.00, and
- The Chief Financial Officer of the Borough has certified the availability of funds in accounts C-6-26-015-103 in the amount of \$1,700,000.00 and C-06-26-015-203 in the amount of \$492,079.00
- The Mayor and Municipal 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
 - Athletic Fields of America

150 River Road, Bldg. G Unit 4B, Montvale, NJ 07045

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-201

RESOLUTION AUTHORIZING AN EXTENDED GRACE PERIOD FOR THE THIRD QUARTER PROPERTY TAXES

WHEREAS, N.J.S.A. 54:4-66.4 allows for an extension of the interest free period for the third quarter installment of taxes, twenty-five days after mailing the last tax bill; and

WHEREAS, the Tax Collector has been delayed in receiving the certification of the tax rate and will need to extend the grace period of August 10, 2026 to August 21, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of South River, County of Middlesex, State of New Jersey that the Tax Collector is hereby authorized to extend the grace period for the third quarter 2026 to August 21, 2026, due to the delay in certification of the tax rate; and

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BE IT FURTHER RESOLVED, that copies of this resolution be forwarded to the Chief Financial Officer, Tax Collector and Borough Auditor.

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-202

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENTS TO JOHN STREET, HOLLANDER STREET, AND NELSON STREET

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of South River formally approve the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "MA-2027- Improvements to John Street, Holland-00312" to the New Jersey Department of Transportation on behalf of the Borough of South River.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of South River and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement.

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-203

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE GREKOSKI PARK TO BISSETT'S RECREATION AREA BIKE PATH

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of South River formally approve the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to submit an electronic grant application identified as "BIKE-2027- Grekoski Park to Bissett's Recreat-00020" to the New Jersey Department of Transportation on behalf of the Borough of South River.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of South River and that their signatures constitute acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement.

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-205

**RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE
BOROUGH OF MILLTOWN FOR TAX COLLECTOR SERVICES**

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes local units to enter into agreements with one another for the shared provision of services that a participating local unit is empowered to provide within its own jurisdiction; and

WHEREAS, the Borough of South River ("South River") employs a qualified and certified Tax Collector and is capable of providing Tax Collector services to the Borough of Milltown ("Milltown"); and

WHEREAS, Milltown has requested that South River provide Tax Collector services to Milltown on an interim basis while Milltown undertakes the process of appointing a permanent Tax Collector; and

WHEREAS, South River and Milltown have negotiated a Shared Services Agreement pursuant to which South River's Tax Collector will provide Tax Collector services to Milltown for a period commencing July 1, 2026 and continuing until the earlier of June 30, 2027, the appointment of a permanent Tax Collector by Milltown, or the proper termination of the Agreement; and

WHEREAS, pursuant to the Shared Services Agreement, Milltown will reimburse South River in the amount of \$45,000.00 per year, payable through monthly invoices, for the services provided under the Agreement; and

WHEREAS, South River will remain the Tax Collector's primary employer and will remain responsible for the payment of the Tax Collector's salary, benefits, payroll obligations, workers' compensation coverage and other employment-related obligations, as more particularly set forth in the Shared Services Agreement; and

WHEREAS, the Mayor and Borough Council have reviewed the proposed Shared Services Agreement and have determined that entering into the Agreement is in the best interests of South River and its residents;

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 Shared Services Agreement between the Borough of South River and the Borough of Milltown for the provision of Tax Collector services is hereby approved.
2. The Mayor and Borough Clerk are hereby authorized to execute the Shared Services Agreement, substantially in the form presented to the Mayor and Borough Council and maintained on file with the Borough Clerk.
3. The Mayor, Borough Administrator, Borough Clerk, Chief Financial Officer, Tax Collector, Borough Attorney and other appropriate Borough officials and employees are hereby authorized to take all actions reasonably necessary to implement and administer the Shared Services Agreement.
4. The Mayor and Borough Clerk are authorized to approve and execute any nonmaterial revisions to the Shared Services Agreement that may be recommended by the Borough Attorney and agreed upon by the Borough of Milltown, provided that such revisions do not materially increase South River's financial or operational obligations.
5. A copy of the executed Shared Services Agreement shall be maintained on file in the Office of the Borough Clerk and shall be available for public inspection in accordance with N.J.S.A. 40A:65-5 and other applicable law.
6. A certified copy of this Resolution and the executed Shared Services Agreement shall be transmitted to the Borough of Milltown and to any governmental agency entitled to receive the same.
7. This Resolution shall take effect immediately upon its adoption.

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-206
RESOLUTION GRANTING RENEWAL TO A
PLENARY CONSUMPTION LICENSE 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

NUMBER:

1223-33-031-004

LICENSEE:

Acapulco Tropicana Bar LLC
183 Prospect St.
South River, NJ 08882

DBA TRADE NAME

Acapulco Tropicana Bar

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-207
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>
65-999-980-695 CD	ROBERT HOLTHAUSEN 1 KULAS LANE APT 431 PARLIN, NJ 08859	\$38.06
65-999-009-735 CD	AMINA SANDERS 287 HAMPSHIRE CT PISCATAWAY, NJ 08854	\$71.69
65-999-006-727 CD	LILIANA & OBETH SILVA 6 CLINTON ST SOUTH RIVER, NJ 08882	\$115.23

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>						

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Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-208

RESOLUTION AWARDING A CONTRACT TO SOCKLER REALTY SERVICES GROUP, INC FOR APPRAISAL SERVICES

WHEREAS, there exists a need for appraisal services related to Borough Tax Appeals; and

WHEREAS, the Borough has solicited a proposal for such services; and

WHEREAS, Sockler Realty Services Group, Inc. has submitted an advantageous proposal in accordance with the Borough request; and

WHEREAS, the Borough Council desires to award a contract to Sockler Realty Services Group, Inc. for appraisal services related to Borough tax appeals in an amount not to exceed \$9,000.00; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, authorizes the award of contracts for "Professional Services" and requires that the resolution and contract be made available for public inspection.

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

1. That the governing body does hereby award a contract for appraisal services related to Borough tax appeals to Sockler Realty Services Group, Inc., in an amount not to exceed \$9,000.00.
2. That the Mayor is hereby authorized to execute and the Borough Clerk to attest to, respectively, a contract with Sockler Realty Services Group, Inc. in a form acceptable to the Borough Attorney.
3. That this contract is awarded without competitive bidding as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts law because it is for services to be performed by a person or persons authorized by law to practice a recognized profession.
4. That a notice of this action shall be printed in the official newspaper as required by law.
5. That a Certificate of Availability of Funds is attached hereto and incorporated herein. The following are the line item appropriations or ordinances which constitute the availability of funds for this contract: 6-01-99-300-301.
6. A certified copy of this Resolution shall be provided to the Chief Finance Officer, Borough Tax Assessor, and Sockler Realty Services Group, Inc.

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 July 20, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-210

RESOLUTION OF THE BOROUGH OF SOUTH RIVER, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AWARDING A SHORT TERM LEASE OF PUBLIC PROPERTY LOCATED AT 6 THOMAS STREET TO 55 MAIN SR URBAN RENEWAL LLC

WHEREAS, the Borough of South River duly advertised for the receipt of bids for a short-term lease of the public property located at 6 Thomas Street known as Block 147, Lot 23 on the Tax Map of the Borough of South River; and

WHEREAS, in response to the invitation to bidders, one (1) bid was received on July 15, 2026; and

WHEREAS, the bid was reviewed, and it was determined that 55 Main SR Urban Renewal LLC, submitted the highest responsible bid in accordance with the bid specifications, said bid being \$34,000.00; and

WHEREAS, the Borough Council desires to award the short-term lease of the Borough owned property located at 6 Thomas Street known as on Block 147, Lot 23, on the Tax Map of the Borough of South River to 55 Main SR Urban Renewal LLC; and

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

1. That, subject to the adoption of Ordinance 2026-18 , the governing body does hereby award the bid of the short-term lease of the Borough owned property located at 6 Thomas Street known as on Block 147, Lot 23, on the Tax Map of the Borough of South River to 55 Main SR Urban Renewal LLC, the highest responsible bidder, at \$34,000.00.

2. That, subject to the adoption of Ordinance 2026-18, the Mayor and the Borough Clerk are hereby authorized to execute a lease agreement with 55 Main SR Urban Renewal LLC, and any related documents, in accordance with the bid submitted by 55 Main SR Urban Renewal LLC, and the bid specifications.

3. That upon adoption of this resolution, the Borough Clerk shall forward a certified copy of said resolution the Borough Administrator, Chief Financial Officer and 55 Main SR Urban Renewal LLC.

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 July 20, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-211
RESOLUTION ACCEPTING THE BOROUGH OF SOUTH RIVER COUNCIL MEETING MINUTES

BE IT RESOLVED by the Mayor and Council of the Borough of South River that June 29th, 2026, Regular Meeting Minutes are 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 July 20, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

July 20, 2026 Council Regular Meeting Minutes- APPROVED 9/14/26

RESOLUTION 2026-212
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 \$3,393,940.47 and previously paid claims in the amount of \$1,196,753.96 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 July 20, 2026.

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

RESOLUTION 2026-213
RESOLUTION AUTHORIZING THE PLACE-TO-PLACE EXPANSION OF PREMISE TRANSFER APPLICATION OF PLENARY RETAIL CONSUMPTION LICENSE 1223-33-029-005

WHEREAS, an application has been filed for a Place-to-Place Expansion of Premise transfer of Plenary Retail Consumption License 1223-33-029-005, heretofore issued to Goldstar Bar, Inc. for a license with a mailing address of 33 Whitehead Avenue, South River, NJ 08882; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

NOW, THEREFORE, BE IT RESOLVED that the Borough of South River Mayor and Council do hereby approve, effective July 20, 2026, the Place-to-Place Expansion of Premise transfer of the aforesaid Plenary Retail Consumption License from 33 Whitehead Avenue, South River NJ 08882.

BE IT FURTHER RESOLVED that copies of this Resolution are provided to the applicant of transfer and the State of New Jersey Alcoholic Beverage Control

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 July 20, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

The Borough Clerk reads resolution 2026-204 separately

RESOLUTION 2026-204

APPOINTING MARK E. TINITIGAN AS BOROUGH ADMINISTRATOR, REMOVING THE INTERIM DESIGNATION FROM SAID APPOINTMENT, APPROVING AN EMPLOYMENT CONTRACT, AND AUTHORIZING EXECUTION THEREOF

WHEREAS, by Resolution 2026-75, adopted on January 19, 2026, the Mayor and Council of the Borough of South River appointed Police Chief Mark E. Tinitigan as Interim Borough Administrator on a part-time basis; and

WHEREAS, the Mayor and Council desire to remove the interim designation from said appointment and appoint Mark E. Tinitigan as Borough Administrator; and

WHEREAS, pursuant to N.J.S.A. 40A:9-137, a municipal administrator shall be appointed by the mayor or chief executive, as appropriate to the form of government, with the advice and consent of the governing body, and shall serve at the pleasure of the governing body; and

WHEREAS, pursuant to Section 13-4 of the Code of the Borough of South River, the Borough Administrator shall be appointed by the Mayor with the advice and consent of the Borough Council for an indefinite term; and

WHEREAS, the Mayor hereby appoints Mark E. Tinitigan as Borough Administrator, with the advice and consent of the Borough Council, pursuant to N.J.S.A. 40A:9-137 and Section 13-4 of the Borough Code; and

WHEREAS, the Borough Administrator shall serve at the pleasure of the governing body in accordance with N.J.S.A. 40A:9-137, and nothing herein or in the Employment Contract approved by this Resolution shall be construed to create a fixed term of office, tenure, or any limitation upon the governing body's statutory authority under N.J.S.A. 40A:9-137 and N.J.S.A. 40A:9-138; and

WHEREAS, the Borough and Mark E. Tinitigan desire to enter into an Employment Contract memorializing the terms and conditions of his continued service as part-time Borough Administrator, substantially in the form presented to the Mayor and Borough Council; and

WHEREAS, the proposed Employment Contract provides, among other things, that Mark E. Tinitigan shall serve as part-time Borough Administrator, that the term of the Contract shall run from August 1, 2026 through December 31, 2031, subject to the Administrator serving at the pleasure of the Mayor and Council as provided under N.J.S.A. 40A:9-137, and that the Administrator's compensation, benefits, allowances, reimbursements, and duties shall be as set forth therein; and

WHEREAS, the proposed Employment Contract further provides that the Administrator shall perform those duties set forth in Chapter 13 of the Borough Code, as amended from time to time, shall provide executive management for the Borough's Electric, Water, and Parking Utilities, and shall perform related additional duties assigned by the Mayor and Council; and

WHEREAS, the compensation, benefits, allowances, and reimbursements provided under the Employment Contract shall be subject to the applicable salary ordinance, budgetary appropriation, payroll procedures, and all applicable law; and

WHEREAS, Mark E. Tinitigan shall continue to serve as Chief of Police of the Borough of South River, and this Resolution and the Employment Contract relate to his appointment and service as Borough Administrator and shall not alter his separate

position, status, authority, rights, duties, or obligations as Chief of Police except as may be expressly provided by applicable law; and

WHEREAS, pursuant to Section 72-16 of the Borough Code and N.J.S.A. 40A:14-118, the Public Safety Committee remains the appropriate authority for the Police Department of the Borough of South River; and

WHEREAS, pursuant to Section 72-18 of the Borough Code, the Chief of Police remains directly responsible to the appropriate authority for the efficiency and routine day-to-day operations of the Police Department; and

WHEREAS, pursuant to Section 72-17 of the Borough Code, the Police Department chain of command remains Chief, Deputy Chief, Lieutenants, Sergeants, and regular police officers; and

WHEREAS, the Mayor and Council intend that Mark E. Tinitigan's appointment as Borough Administrator and the approval of the Employment Contract shall not modify the Police Department chain of command established by Section 72-17 of the Borough Code; and

WHEREAS, the Mayor and Council further intend that nothing in this Resolution or the Employment Contract shall authorize the Borough Administrator, in his capacity as Borough Administrator, to exercise authority over the Chief of Police or the Police Department in a manner inconsistent with Chapter 72 of the Borough Code or N.J.S.A. 40A:14-118; and

WHEREAS, the Mayor and Council desire to authorize the Mayor and Borough Clerk to execute the Employment Contract, subject to review and approval as to form by the Borough Attorney and subject to the limitations set forth herein.

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

1. **Advice and Consent to Appointment.** The Borough Council hereby provides its advice and consent to the Mayor's appointment of Mark E. Tinitigan as Borough Administrator pursuant to N.J.S.A. 40A:9-137 and Section 13-4 of the Code of the Borough of South River.
2. **Removal of Interim Designation.** The interim designation is hereby removed from Mark E. Tinitigan's title, and he shall serve as Borough Administrator for the Borough of South River, subject to N.J.S.A. 40A:9-137, N.J.S.A. 40A:9-138, Section 13-4 of the Borough Code, the Employment Contract approved herein, and all other applicable law.
3. **At-Pleasure Appointment.** Mark E. Tinitigan shall serve as Borough Administrator at the pleasure of the governing body in accordance with N.J.S.A. 40A:9-137. Neither this Resolution nor the Employment Contract approved herein shall be construed to create a fixed term of office, tenure, or any limitation upon the governing body's statutory authority under N.J.S.A. 40A:9-137 and N.J.S.A. 40A:9-138.
4. **Approval of Employment Contract.** The Borough Council hereby approves the Employment Contract between the Borough of South River and Mark E. Tinitigan for the position of Borough Administrator, substantially in the form presented to the Mayor and Borough Council, subject to the applicable salary ordinance, budgetary appropriation, payroll procedures, review and approval as to form by the Borough Attorney, and all applicable law.
5. **Authorization to Execute Contract.** The Mayor and Borough Clerk are hereby authorized to execute the Employment Contract and any other documents necessary to effectuate the purposes of this Resolution, subject to review and approval as to form by the Borough Attorney.
6. **Compensation, Benefits, Allowances, and Reimbursements.** Mark E. Tinitigan's compensation, benefits, allowances, and reimbursements as Borough Administrator shall be governed by the Employment Contract approved herein, the applicable salary ordinance, budgetary appropriation, payroll procedures, and all applicable law.
7. **Duties as Borough Administrator.** Mark E. Tinitigan's duties as Borough Administrator shall be governed by Chapter 13 of the Borough Code, the Employment Contract approved herein, this Resolution, and all applicable law.

8. **Executive Management of Utilities.** In accordance with the Employment Contract approved herein, Mark E. Tinitigan shall provide executive management for the Borough's Electric, Water, and Parking Utilities, together with such related additional duties as may be assigned by the Mayor and Council, subject to the Borough Code, this Resolution, and all applicable law.
9. **Continued Service as Chief of Police.** Mark E. Tinitigan shall continue to serve as Chief of Police of the Borough of South River. This Resolution and the Employment Contract approved herein relate to his appointment and service as Borough Administrator and shall not alter his separate position, status, authority, rights, duties, or obligations as Chief of Police except as may be expressly provided by applicable law.
10. **Public Safety Committee as Appropriate Authority.** The Public Safety Committee shall remain the appropriate authority for the Police Department pursuant to Section 72-16 of the Borough Code and N.J.S.A. 40A:14-118.
11. **Chief's Responsibility to Appropriate Authority.** The Chief of Police shall remain directly responsible to the Public Safety Committee, as the appropriate authority, for the efficiency and routine day-to-day operations of the Police Department pursuant to Section 72-18 of the Borough Code.
12. **No Modification of Police Chain of Command.** Nothing in this Resolution or the Employment Contract approved herein shall modify the Police Department chain of command established by Section 72-17 of the Borough Code.
13. **No Inconsistent Administrator Authority Over Police Department.** Nothing in this Resolution or the Employment Contract approved herein shall authorize the Borough Administrator, in his capacity as Borough Administrator, to exercise authority over the Chief of Police or the Police Department in a manner inconsistent with Chapter 72 of the Borough Code or N.J.S.A. 40A:14-118.
14. **Construction of Employment Contract.** The Employment Contract approved herein shall be construed in a manner consistent with this Resolution, Chapter 13 of the Borough Code, Chapter 72 of the Borough Code, N.J.S.A. 40A:9-137, N.J.S.A. 40A:9-138, N.J.S.A. 40A:14-118, and all other applicable law. To the extent any provision of the Employment Contract is determined to be inconsistent with applicable law, such provision shall be deemed modified to the minimum extent necessary to conform to applicable law.
15. **No Ordinance Amendment by Contract or Resolution.** Nothing in this Resolution or the Employment Contract approved herein shall be construed to amend, repeal, supersede, or modify any provision of the Borough Code that may only be amended, repealed, superseded, or modified by ordinance.
16. **Resolution 2026-75 Superseded to Extent Inconsistent.** Resolution 2026-75 shall remain in full force and effect except to the extent modified or superseded by this Resolution, the Employment Contract approved herein, or applicable law.
17. **Certified Copies.** A certified copy of this Resolution shall be provided to Mark E. Tinitigan, the Public Safety Committee, the Chief Financial Officer, the Borough Clerk, and any other Borough official, employee, or professional as may be necessary to effectuate the purposes of this Resolution.
18. **Authorization to Effectuate Resolution.** All Borough officials, officers, employees, and professionals are hereby authorized to take any and all steps necessary to effectuate the purposes of this Resolution.
19. **Effective Date.** This Resolution shall take effect immediately upon passage according to law.

BE IT FURTHER RESOLVED that this Resolution shall be incorporated into and made part of the Borough's official records concerning the appointment and employment of Mark E. Tinitigan as Borough Administrator.

Councilman Donato states he has not seen the new contract for the Business Administrator. Mayor Guindi and Borough Attorney DeLuca state it is the same contract as before, compensation will be addressed in each new budget year.

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

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 July 20, 2026

Alyssa Hager, RMC
Municipal Clerk
Borough of South River

PUBLIC COMMENT- Good and Welfare of the Borough (5 min per speaker)

Mayor Guindi opened the floor for Public Comment.

Jim Hutchison, 38 Virginia Street, thanks Mayor Guindi for posting former Mayors' pictures and comments on Borough Administrator's contract. Commends BA Tinitigan on his work.

Sabrina Pontoriero, 109 Water Street, urges the council to reconsider the approval of High End Cannabis

Teresa Hutchison, 38 Virginia Street, speaks on South River Day. South River Day will be on 8/17 from 12-5. Cultural Arts is still looking for entertainers.

Casey Rampersaud, 135 Leonardine Avenue, speaks on code enforcement issue at apartment building near her house and Human Relations Commission activity/budget.

Being that no one else came forward for public comment, Mayor Guindi requested motion to close. Councilman Gurchensky motioned to close; seconded by Council President DeSantis. All in Favor.

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

Councilwoman DaSilva

- Thanks all public safety officers for their help in the recent rainstorm
- Speaks on e-bikes

Councilman Giannakopoulos]

- Speaks on the Main Street project.
- There will be more storms coming in, please be safe and cautious

Councilman Gurchensky

- Thank you to all public safety officers

Councilman Donato

- School has ended, please be careful with children outside
- Happy 4th of July

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- Speaks on the water main projects

Council President DeSantis

- The end of summer fireworks are scheduled for 8/21, with a raindate of 8/22
- Speaks on the new Mayor pictures

Mayor Guindi

- 7 Serviss Street won the Patriotic Contest. There were 17 entries and everyone did a great job
- Speaks on the Main St road repairs
- Please be aware of flash flood warnings
- Happy Birthday to Second Assistant Fire Chief, William Smith

EXECUTIVE SESSION

2026-214 **WHEREAS**, Section 8 of Chapter 231, Public Law 1975 permits the exclusion of the general public from a meeting of the Governing Body under certain circumstances; and

WHEREAS, the Mayor and Council of the Borough of South River are of the opinion such circumstances presently exist.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Council of the Borough of South River in the County of Middlesex of the State of New Jersey, that the public be excluded upon the hereinafter specific subject matter and that such subject matter to be so discussed is as follows:

- Litigation

BE IT FURTHER RESOLVED that such record of the above discussion will be made public when confidentiality is no longer required. The Borough Council of the Borough of South River may or may not take formal action at the conclusion of the Executive Session.

Adjourn to Executive Session at 8:16 pm

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

Reconvene to Public Session at 8:46 pm

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	X			
<i>Councilman Gurchensky</i>	X		X			
<i>Council President DeSantis</i>			X			

ADJOURNMENT

Being no further business; Mayor Guindi requested motion to adjourn. Councilman Gurchensky motioned to adjourn; seconded by Councilman Giannakopoulos. All in favor. Meeting adjourned at 8:46 pm.

Respectfully submitted,

Alyssa Hager

Alyssa Hager, RMC
Borough Clerk