

**BOROUGH OF SOMERVILLE
EXECUTIVE SESSION / WORKSHOP SESSION / COUNCIL MEETING
AGENDA**

**Tuesday, February 22, 2022
6:00 P.M.**

LOCATION: COUNCIL CHAMBERS – POLICE HEADQUARTERS
24 SOUTH BRIDGE STREET, SOMERVILLE, NJ 08876

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- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES- EXECUTIVE SESSION**
 - a. February 7, 2022
- 4. RESOLUTION 22-0222-060 TO ENTER INTO EXECUTIVE SESSION**

EXECUTIVE SESSION AGENDA

- a. Council Vacancy- discussion with nominees
- b. Sanitary Sewer Contract discussion
- c. Personnel
- d. Redevelopment

COUNCIL MEETING AGENDA

- 1. OPEN PUBLIC MEETING LAW STATEMENT**
- 2. ROLL CALL**
- 3. SALUTE TO THE FLAG**
- 4. APPROVAL OF MINUTES**
 - a. January 1, 2022
 - b. February 7, 2022
- 5. DEPARTMENTAL REPORTS & NOTICES**
 - a. St. Hubert's Monthly Report January
 - b. Somerville Division of Health Report January
- 6. COMMITTEE REPORTS** (Reports are submitted electronically and made part of the minutes)
- 7. CDBG APPLICATIONS**
 - a. Senior Center
 - b. Zufall
 - c. Safe and Sound Somerset
 - d. Borough Hall
 - e. YMCA
- 8. DOWNTOWN SOMERVILLE ALLIANCE, INC., BUDGET**– Public Hearing. DSA Board approved on February 15, 2022
- 9. DISCUSSION**
 - a. Presentation- DGM Properties, LLC, - Project at 50 James Street in the Kirby Avenue Redevelopment Area

10. ORDINANCE FOR INTRODUCTION

2665-22-0222 AMENDING CHAPTER 150 ENTITLED "SIDEWALKS" SECTION 34 OF THE BOROUGH CODE ENTITLED VIOLATIONS AND PENALTIES ESTABLISHING A FIXED FINE FOR THE OWNER OR TENANT OF LAND ABUTTING THE SIDEWALK OF ANY STREET OF ONE HUNDRED DOLLARS (\$100) FOR FAILING TO REMOVE SNOW OR ICE FROM SUCH SIDEWALK

11. ORDINANCES FOR PUBLIC HEARING AND ADOPTION (full copy is available at the end of this agenda)

2658-22-0118 AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION E. "FIRE WATCH" ADDING SECTION E (1) SCHEDULE OF EQUIPMENT RATES FOR FIRE WATCH

2659-22-0118 AMENDING CHAPTER 166-46.1 SCHEDULE VA: PERMIT PARKING OF THE BOROUGH CODE REMOVING SOUTH STREET FROM SAID SCHEDULE

2660-22-0118 AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION 8 ENTITLED CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM, AND FIRE EXTINGUISHER COMPLIANCE TO INCLUDE SUBSECTION B (4) ON RE-INSPECTION FEE

12. RESOLUTION FOR ROLL CALL VOTE

22-0222-061 APPOINTING DEMOCRATIC NOMINEE TO FILL THE BOROUGH COUNCIL VACANCY IN ACCORDANCE WITH N.J.S.A:16-1 et seq

13. MEETING OPEN TO THE PUBLIC

(Motion and 2nd needed and roll call vote to open and close the meeting to the public. Regulations that apply during public meetings also apply during electronic meetings. Comments may be submitted prior to the meeting and maybe summarized during the meeting)

14. CONSENT RESOLUTIONS (ANY ITEMS PULLED OFF CONSENT AGENDA ARE REQUIRED TO HAVE A MOTION AND ROLL CALL VOTE)

(RESOLUTIONS 22-0222-062 THRU 22-0222-063)

(Resolutions may be pulled off consent agenda for discussion and roll call vote. Resolutions may be removed or added to the agenda)

22-0222-062 AUTHORIZING REFUND ON REMAINING ESCROW BALANCE ON APPLICATION #2020-06P TO RICK ST. PIERRE IN THE AMOUNT OF \$745.00 FOR ADDRESS KNOWN AS 18 EAST MAIN STREET BLOCK 62 LOT 21

22-0222-063 APPROVING IMMACULATA 5K ROAD RACE ON SATURDAY, JUNE 25, 2022 AT 8:30A.M. CONTINGENT ON OEM AND PD APPROVALS

15. RESOLUTIONS FOR ROLL CALL VOTE

22-0222-064 DESIGNATING DGM PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT

22-0222-065 ADOPTING THE 2022 DOWNTOWN SOMERVILLE ALLIANCE, INC., BUDGET IN THE AMOUNT OF \$864,808.00

16. BILLS AND VOUCHERS

17. ADJOURNMENT

KEVIN SLUKA, MUNICIPAL CLERK

Ordinance for Introduction

ORDINANCE #2665-22-0222

AMENDING CHAPTER 150 ENTITLED "SIDEWALKS" SECTION 34 OF THE BOROUGH CODE ENTITLED VIOLATIONS AND PENALTIES ESTABLISHING A FIXED FINE FOR THE OWNER OR TENANT OF LAND ABUTTING THE SIDEWALK OF ANY STREET OF ONE HUNDRED DOLLARS (\$100) FOR FAILING TO REMOVE SNOW OR ICE FROM SUCH SIDEWALK

WHEREAS, Chapter 150 Section 34 of the Borough Code shall be amended to read as follows:

§ 150-34 Violations and Penalties.

Any person who shall violate any of the provisions of this article shall be subject to a fine of \$100 for failing to remove snow or ice. Each day such violation continues shall constitute a separate offense.

Whereas, this ordinance shall take effect upon final passage and publication as required by law.

Ordinance(s) scheduled for Adoption

ORDINANCE #2658-22-0118

AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION E. "FIRE WATCH" ADDING SECTION E (1) SCHEDULE OF EQUIPMENT RATES FOR FIRE WATCH

WHEREAS, the Borough of Somerville desires to assess fees for emergency fire equipment that is used during an approved Fire Watch: and

WHEREAS, Chapter 80, Section E. entitled Fire Watch shall be amended and shall add Section E (1) entitled Schedule of Equipment Rates for Fire Watch as follows:

- E. Fire watch. If the Fire Marshal, Fire Inspector, paid personnel or member of a volunteer fire company is required to inspect, monitor, or patrol a building to detect circumstances that might immediately result in a fire while a building's fire protection system is inoperative, the owner of said building shall reimburse the Borough for said fire watch services at the rate of \$100 per hour and reimburse the Borough for said fire watch services at the rate designated in the salary ordinance per hour. There shall be a minimum fee of \$100, provided that no fee shall be assessed if within 30 minutes of being notified of the commencement of the fire watch services, the building owner or his or her representative arrives at the building and assumes control of the fire watch from the Fire Marshal, Fire Inspector, paid personnel or member of the volunteer fire company. The cost of providing fire watch services shall be certified by the Fire Marshal to the building owner within 30 days of their completion. The building owner shall reimburse the Borough within 30 days thereof. **[Amended 3-5-2018 by Ord. No. 2543]**

E. (1) Schedule of Equipment Rates for Fire Watch payable to the Borough of Somerville collected by the Fire Marshal: The rates on this schedule of equipment rates are for equipment that is owned or leased or rented by the Borough of Somerville. These schedule of equipment rates shall be the most recent rates published by the FEMA. The most recent rates shall be found on FEMA.gov. In absence of such rates the rates shall

follow the 2019 schedule of equipment rates as listed below:

<u>Ladder Truck (aerial)</u>	<u>\$178.00</u>
<u>Engine 1500 GPM/1000gal</u>	<u>\$81.19</u>
<u>Engine/Pump/Tank 1500 GPM/500 gal</u>	<u>\$126.50</u>
<u>Command vehicle</u>	<u>\$19.62</u>

This ordinance shall take effect upon final passage and publication as required by law.

ORDINANCE #2659-22-0118

AMENDING CHAPTER 166-46.1 SCHEDULE VA: PERMIT PARKING OF THE BOROUGH CODE REMOVING SOUTH STREET FROM SAID SCHEDULE

WHEREAS, Chapter 166-46.1 Schedule VA permit Parking shall read as follows:

§ 166-46.1 Schedule VA: Permit Parking.

- A. A decal is to be displayed, in accordance with § **166-10.1**, during the following hours: 9:00 a.m. to 8:00 p.m.
- B. In accordance with § **166-10.1**, no person shall park a vehicle without a permit during the above times on any of the following streets or parts of streets:

Name of Street	Side	Location
Adams Street	Both	From Post Street to Eastern States Parkway
Davenport Street	West	From West Cliff Street to West High Street (except for the most northerly parking stall which shall be specifically reserved for the clergy of the St. Thomas A.M.E. Zion Church)
East Cliff Street [Added 11-16-2020 by Ord. No. 2624]	Both	Between Grove Street and North Bridge Street
Fairmont Avenue	Both	Entire length
Grant Avenue	Both	Entire length
Lee Way	Both	Entire length
Lisa Terrace	Both	From Lee Way to Reimer Street
Madison Street	Both	From Post Street to Eastern States Parkway
Mechanic Street	West	Entire length
Monroe Street	Both	From Post Street to Eastern States Parkway
Putnam Street	Both	From Post Street to Eastern States Parkway
Rehill Avenue	West	From East Main Street to Lee Way
Rehill Avenue	Both	From Lee Way to Union Avenue (Route 28)
Reimer Street	Both	From Lisa Terrace to Steele Avenue
South Street	South	From a point 87 feet west of the westerly curbline of South Bridge Street to a point 23 feet westerly thereof
Steele Avenue [Repealed 10-15-2018 by Ord. No. 2560]		
Van Buren Street	Both	From Post Street to Eastern States Parkway

- C. A street or portion of any street which is regulated by decal restrictions shall not be affected by the restrictions of §§ **166-42, 166-43, 166-45** and **166-65**. Any restrictions under those sections on any streets that are now restricted by decal parking regulations are hereby repealed.

ORDINANCE #2660-22-0118

**AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION 8
ENTITLED CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM, AND
FIRE EXTINGUISHER COMPLIANCE TO INCLUDE SUBSECTION B (4) ON RE-
INSPECTION FEE**

WHEREAS, the Borough of Somerville performs smoke detector, carbon monoxide alarm and fire extinguisher compliance inspections at an established fee schedule; and

WHEREAS, Chapter 80, Section 8, entitles Certificate of Smoke Detector, Carbon Monoxide Alarm and Fire Extinguisher Compliance, Section B shall be amended to include subsection (4) and shall read as follows:

§ 80-8 Certificate of smoke detector, carbon monoxide alarm and fire extinguisher compliance (CSDCMAFEC).

- A. Before any one- or two-family structure is sold for residential purposes, the owner shall obtain a certificate of smoke detector, carbon monoxide alarm and fire extinguisher compliance (CSDCMAFEC) evidencing compliance with N.J.A.C. 5:70-4.19, 5:70-2.3, 5:70-3 and N.J.S.A. 52:27D-198.1.
- B. The owner or the authorized agent of the owner shall apply for a CSDCMAFEC on a form provided by the Somerville Bureau of Fire Prevention. The application shall be accompanied by the required fee as outlined below:
- (1) Request for a CSDCMAC received more than 10 business days prior to the change of occupant: \$75.
 - (2) Request for a CSDCMAC received four business days to 10 business days prior to the change of occupant: \$100.
 - (3) Request for a CSDCMAC received fewer than four business days prior to the change of occupant: \$125.
 - (4) If the property requires to be re-inspected an additional fee of \$50 per unit is required for each re-inspection

This ordinance shall take effect upon final passage and publication as required by law.

The resolutions listed below are in draft form and may be amended prior or during the meeting

RESOLUTION 22-0222-061

**APPOINTING DEMOCRATIC NOMINEE TO FILL THE BOROUGH COUNCIL VACANCY
IN ACCORDANCE WITH N.J.S.A:16-1 et seq.**

WHEREAS, Jane C. Kobuta submitted her resignation as Councilmember effective February 1, 2022 creating a vacancy on the Borough Council; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:16-1 et seq. the Municipal Clerk advised the Local democratic Chairperson of the Municipal Vacancy Law and the process required to fill the vacancy; and

WHEREAS, on February 14, 2022 the Democratic Chairperson submitted three nominees to the Municipal Clerk, whom provided the names to the Mayor and Borough Council.

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby appoints _____ in accordance with the provisions of N.J.S.A. 40A:16-1 et seq.

RESOLUTION 22-0222-062

AUTHORIZING REFUND ON REMAINING ESCROW BALANCE ON APPLICATION #2020-06P TO RICK ST. PIERRE IN THE AMOUNT OF \$745.00 FOR ADDRESS KNOWN AS 18 EAST MAIN STREET BLOCK 62 LOT 21

WHEREAS, Rick St. Pierre, had an application before the Land Use Board; and

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby approves a refund to Rick St. Pierre in the amount of \$745.00.

RESOLUTION 22-0222-063

APPROVING IMMACULATA 5K ROAD RACE ON SATURDAY, JUNE 25, 2022 AT 8:30A.M. CONTINGENT ON OEM AND PD APPROVALS

WHEREAS, Immaculata 5K Road Race is schedule to take place on Saturday, June 25, 2022, starting at 8:30a.m.; and

WHEREAS, the event will be take place at Immaculata High School; and

WHEREAS, the event organizers must complete the road closure and police request forms and make payment to the Police Off-Duty escrow prior to scheduling of officers.

NOW, THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Somerville, hereby approve Immaculata 5K Road Race to be held on June 25, 2022, starting at 8:30a.m., contingent on the submission of the appropriate forms and payment to the Police Off-Duty escrow prior to scheduling of Off-Duty Police Officers.

RESOLUTION 22-0222-064

DESIGNATING DGM PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT

WHEREAS, the Borough of Somerville has been promoting the redevelopment of the Kirby Avenue Redevelopment Area (the "Redevelopment Area") since the adoption of the Kirby Avenue Redevelopment Plan on November 17, 2010 as amended from time to time (the "Redevelopment Plan"); and

WHEREAS, 50 James Street, also known as Block 50, Lot 2 is located in the Redevelopment Area, is privately owned and is commonly referred to as the Truck Form Site (the "Property"); and

WHEREAS, DGM Properties, LLC (hereinafter referred to as the "Redeveloper") is the contract purchaser of the Property which currently contains an industrial building and parking area; and

WHEREAS, the Redeveloper is proposing the redevelopment of the Property for a rental residential project consisting of 112 units in two buildings with 56 units each and surface parking containing approximately 225 parking spaces; and

WHEREAS, the Redeveloper and its related entities have redeveloped other properties in the Borough for residential use including Station House located on Veterans Memorial Parkway and another on North Doughty Street; and

WHEREAS, the proposal has been thoroughly reviewed and found consistent with the Redevelopment Plan, provides the Borough with a significant financial return, and meets the Borough's goals and objectives for redeveloping the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Somerville that DGM Properties, LLC, 313 Route 206, Suite #9, Chester, New Jersey 07930 is hereby conditionally designated as redeveloper for the redevelopment of Tax Block 50, Lot 2, located in the Kirby Avenue Redevelopment Area, for a rental residential project as described herein, the detail of which is subject to further refinement.

BE IT FURTHER RESOLVED that said conditional designation as redeveloper is subject to the following conditions:

1. That the conditional designation is limited to a period of one hundred and eighty (180) days from the date of this Resolution at which time it will automatically expire and be of no further force and effect, and the parties will no longer have any obligation to the other, except as to final payment of any Borough costs under the Escrow Agreement required herein. The Borough may, in its sole discretion, extend and re-extend the conditional designation provided sufficient progress is being in negotiation of a redevelopment agreement, which determination is at the sole discretion of the Borough and which extension must be in the form of a duly adopted resolution of the Borough Council.
2. That DGM Properties, LLC and/or an affiliated entity agrees to pay any and all costs incurred by the Borough from the date of the conditional designation to execution of a redevelopment agreement or termination of the redeveloper designation, as set forth herein. The escrow deposit shall be in the amount of \$10,000.00.
3. Within fourteen (14) days of the adoption of this resolution, DGM Properties, LLC and/or an affiliated entity and the Borough enter into an escrow agreement, the form of which is attached hereto and made part of this resolution.
4. That DGM Properties, LLC and/or an affiliated entity and the Borough shall negotiate and agree upon the terms and conditions of a redevelopment agreement within the period of the conditional designation, as such period may be extended by the Borough in its sole discretion.
5. That DGM Properties, LLC and/or an affiliated entity shall acquire the Property which it does not currently own from the current owner in order for the redevelopment of the Property as provided for in a redevelopment agreement.
6. That the Borough shall amend the Redevelopment Plan as required to permit the redevelopment of the Property as proposed by DGM Properties, LLC.

BE IT FURTHER RESOLVED that upon completion of negotiations on a redevelopment agreement, the Borough Council shall be required to review and authorize execution of any and all related documents in order to effectuate the completion and implementation of this project.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

RESOLUTION 22-0222-065

ADOPTING THE 2022 DOWNTOWN SOMERVILLE ALLIANCE, INC., BUDGET IN THE AMOUNT OF \$864,808.00

BE IT RESOLVED, by the Borough Council of the Borough of Somerville, in the County of Somerset, State of New Jersey hereby adopts the 2022 Downtown Somerville Alliance, Inc., budget in the amount of \$864,808.00

###

Open Public Meeting Statement

Kevin Sluka read the Open Public Meeting Law Statement.

ROLL CALL

Present: Mayor Sullivan, Councilmembers: Brady, Mitchell, Wied, Pitts

Excused: Councilman Vroom

Also present: Kevin Sluka, Municipal Clerk and Borough Attorney Jeremy Solomon.

The Pledge of Allegiance was led by Mayor Sullivan.

MOMENT OF SILENCE

Mayor Sullivan offered a moment of silence for:

William “Bill” Durrant”
John P. Corcoran
Henry “Hank” Wernoch

APPROVAL OF MINUTES

- January 1, 2022
- February 7, 2022

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell			X			
Pitts			X			
Vroom						X
Wied	X		X			

DEPARTMENTAL REPORTS

Mayor Sullivan stated that the departmental reports are listed on the agenda.

COMMITTEE REPORTS

Fred Wied

March 4th is Challenge Day all are encouraged to participate in the event.

The county is rolling out a stigma-free campaign to encourage people to treat each other with respect.

Fees for late library returns are eliminated. If you have an overdue book, you can return without being subject to a fine.

Recreation Soccer registration is now open for grades 1 – 8. Registration is for students and residents of Somerville Borough

Youth Service Commission is seeking interested members. Those that might be interested please cotnact Kevin Sluka.

Tom Mitchell

Beginning May 4, businesses may not sell or provide single-use plastic carryout bags to their customers. Make sure you have reusable carryout bags by then and take them with you when you go shopping. Additional info may be found at www.BagUpNJ.com and www.njclean.org.

We have received an appraisal of the DPW building and surrounding property. It is being analyzed, and no decision has been made.

Granville Brady

I took the review course on Title 40 Municipal Finance given by Phoenix Financial Advisors on Feb. 9. Topics covered were Local Fiscal Affairs Law, Local Budget Law, Local Bond Law & Local Public Contracts Law.

A stakeholders meeting was held on the ESF last Wednesday. Colin will report on the progress we made at the next meeting. We are hoping to begin construction later in the year.

You may have noticed many of our intersections have lighted stop signs and rumble strips to remind motorists to STOP. We are seeking intersections that seem to have frequent violators. If you know of an intersection that you think has chronic issues with folks not stopping, you can e-mail me at Borough Hall (drgranbrady@optonline.net) and we will look at

it. So far, the streets that have rumble strips installed tend to have fewer drivers running the stop sign.

RanD Pitts

Police - Communication and problem solving has been reinforced in training for the 5 new officers. Two officers will be assigned to community policing.

Mayor Sullivan

The NJDOT is starting a survey for the work proposed for the Main Street corridor, between Bridge Street and Grove Street. The public is encouraged to provide feedback. The link is on the borough website. Construction is scheduled for 2025.

The Mayor asked for an update on setting up a Covid clinic at one of the firehouses, in coordination with the county. The goal is to make it easier for children to get vaccinated.

K. Sluka: A date and location will be confirmed this week. We will communicate this through the school system.

March 4 - Van Derveer School is bringing back the Read-a-thon for Dr. Seuss. The mayor and council members have been invited to read with the students.

CDBG APPLICATIONS

Kevin Sluka provided an update on the following potential applicants:

- Senior Center – will not submit an application
- Zufall – may come to the March 7 meeting to discuss their application
- Safe and Sound Somerset
 - This program supports survivors of domestic violence in obtaining and maintaining safe and affordable housing
 - The entire project is \$162k and they’re seeking \$25k through the CDBG program
- Borough Hall
 - We’re submitting a project for handicapped ramps to replace deteriorating ramps or curbed intersections throughout the municipality. Our application is for \$100k. We were successful last year in a similar application for handicapped ramps, mainly in the southside area of Somerville.
- YMCA
 - Food security project at Somerville YMCA serving meals to disadvantaged members of the community
 - They’re seeking \$15k for staff needs

The mayor asked for a motion to open the meeting to the public.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Wied	X		X			
Vroom						X

There were no comments. The mayor asked for a motion to close the meeting.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts	X		X			
Wied		X	X			
Vroom						X

DOWNTOWN SOMERVILLE ALLIANCE, INC., BUDGET– Public Hearing. DSA Board approved on February 15, 2022

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Wied		X	X			
Vroom						X

Comments

Mayor Sullivan asked if there were any changes to the budget since their presentation.

K. Sluka - The total DSA budget is \$864,808. There were no changes after the presentation.

There were no public comments. The mayor asked for a motion to close the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Wied	X		X			
Vroom						X

DISCUSSION

Presentation- DGM Properties, LLC, - Project at 50 James Street in the Kirby Avenue Redevelopment Area

Greg Storms, DGM Management

- The proposed project consists of 112 residential apartments, similar to Station House
- The entrance will be on Fairview Avenue with parking in the rear
- Approximately 50% 1-bedroom (min 850 sq ft) and 50% 2-bedroom apartments (min 1,200) sq ft.
- All the units will have balconies. The 4th floor will have an exterior sundeck.

Mayor Sullivan asked about any environmental challenges.

G. Storms – A lot of the environmental remediation has been completed.

Councilman Brady asked about the access and egress.

G. Storms – The access and egress will be off Fairview Avenue. We will not conflict with Park View. We are under contract for this property right now.

Councilman Wied asked about the rent prices.

G Storms – We haven’t determined this yet, but they will be similar to Park View and Station House.

Colin Driver, Director of Economic Development – By designating the developer at this early point, it allows them to enter into an escrow agreement with the Borough so the Borough professionals can help them work through the redevelopment plans as they prepare to go before the Planning Board.

RESOLUTION FOR ROLL CALL VOTE

22-0222-064 DESIGNATING DGM PROPERTIES, LLC AS CONDITIONAL REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 50, LOT 2 LOCATED AT 50 JAMES STREET IN THE KIRBY AVENUE REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RENTAL RESIDENTIAL PROJECT

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell	X		X			

Pitts			X			
Wied			X			
Vroom						X

Councilman Wied said he voted for the designation, but this does not mean his vote is solidified for the future.

The mayor said the next step is to work with our professionals and there will be many public hearings on this project.

ORDINANCE FOR INTRODUCTION

ORDINANCE #2665-22-0222

AMENDING CHAPTER 150 ENTITLED “SIDEWALKS” SECTION 34 OF THE BOROUGH CODE ENTITLED VIOLATIONS AND PENALTIES ESTABLISHING A FIXED FINE FOR THE OWNER OR TENANT OF LAND ABUTTING THE SIDEWALK OF ANY STREET OF ONE HUNDRED DOLLARS (\$100) FOR FAILING TO REMOVE SNOW OR ICE FROM SUCH SIDEWALK

WHEREAS, Chapter 150 Section 34 of the Borough Code shall be amended to read as follows:

§ 150-34 Violations and Penalties.

Any person who shall violate any of the provisions of this article shall be subject to a fine of \$100 for failing to remove snow or ice. Each day such violation continues shall constitute a separate offense.

Whereas, this ordinance shall take effect upon final passage and publication as required by law.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Wied	X		X			
Vroom						X

ORDINANCES FOR PUBLIC HEARING AND ADOPTION

2658-22-0118 AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION E. “FIRE WATCH” ADDING SECTION E (1) SCHEDULE OF EQUIPMENT RATES FOR FIRE WATCH

The mayor asked for a motion to open the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Wied		X	X			
Vroom						X

There were no comments. The mayor asked for a motion to close the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell	X		X			
Pitts			X			
Wied			X			
Vroom						X

The mayor asked for a motion for adoption.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Wied		X	X			
Vroom						X

2659-22-0118 AMENDING CHAPTER 166-46.1 SCHEDULE VA: PERMIT PARKING OF THE BOROUGH CODE REMOVING SOUTH STREET FROM SAID SCHEDULE

The mayor asked for a motion to open the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts	X		X			
Wied		X	X			
Vroom						X

There were no comments. The mayor asked for a motion to close the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Wied		X	X			
Vroom						X

The mayor asked for a motion for adoption.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts	X		X			
Wied		X	X			
Vroom						X

2660-22-0118 AMENDING CHAPTER 80 ENTITLED FIRE PREVENTION; LIFE SAFETY SECTION 8 ENTITLED CERTIFICATE OF SMOKE DETECTOR, CARBON MONOXIDE ALARM, AND FIRE EXTINGUISHER COMPLIANCE TO INCLUDE SUBSECTION B (4) ON RE-INSPECTION FEE

The mayor asked for a motion to open the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell			X			
Pitts	X		X			
Wied		X	X			
Vroom						X

There were no comments. The mayor asked for a motion to close the public hearing.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Wied		X	X			
Vroom						X

The mayor asked for a motion for adoption.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell		X	X			
Pitts			X			
Wied	X		X			
Vroom						X

RESOLUTION FOR ROLL CALL VOTE

22-0222-061 APPOINTING DEMOCRATIC NOMINEE TO FILL THE BOROUGH COUNCIL VACANCY IN ACCORDANCE WITH N.J.S.A:16-1 et seq

Comments

Mayor Sullivan - This vacancy was created by the resignation of Councilwoman Kobuta, effective February 1.

K Sluka – The Democratic Committee submitted 3 names on February 14.

J. Solomon – The Borough met all state legal requirements.

F. Wied – Made a motion to appoint Gina Stravic to the Borough Council vacancy.

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell			X			
Pitts			X			
Wied	X		X			
Vroom						X

Mayor Sullivan – Thanked all three candidates for submitting their qualifications.

Councilman Mitchell – The other two candidates were very well qualified. He encouraged them to put their names forward for other volunteer committees.

Gina Stravic was sworn in by K. Sluka.

Councilwoman Stravic – Thanked the mayor and council members for having faith in her to fulfill this role. She feels prepared after volunteering in the community for the past 35 years.

MEETING OPEN TO THE PUBLIC

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Stravic			X			
Wied		X	X			
Vroom						X

Art Adair, 81 Center Street

- Was saddened to hear that Joe Randis had retired. He was an asset to the Borough for the past 41 years.
- The American Legion could be available for a vaccination site, if needed.
- The Borough has done a lousy job in dispelling rumors regarding the new apartments being built. People think the Council is going out looking for developers, which is not true. He encouraged use of the Borough’s social media presence to dispel these rumors.
- Expressed concern about specific neighborhoods and is making phone calls to find out if there’s money available for restoration and rehabilitation of homes that need to be updated.

Mayor Sullivan said he has never met and will never meet with a private developer alone. We don’t have to go out begging for development. The quality of this town speaks for itself.

Frank Mcaleavy, 129 Bartine Street

- Expressed gratitude for the Public Works Department and the way they came together on a Friday evening, until 10 pm, to help him address a sewage problem caused by the water company.
- Asked about a 5-year plan for Somerville, including the location of Borough Hall.
- Is very happy that the Police and Fire departments are moving to the new complex.
- When is Borough Hall going to open to the public?
- If something happens to the Borough Administrator who is in charge?
- Asked the Council to look at personnel issues and how they’re handled.

Mayor Sullivan said we’re looking at all the borough facilities in terms of upgrading or moving. No decisions have been made.

K. Sluka said the management staff is discussing a date to open Borough Hall to the public. We are a small organization and share information. Paige Elster, CFO, is more than competent to fill-in the essential roles in the office, if necessary. There is a lot of cross-over with licenses across the management staff.

CONSENT RESOLUTIONS

RESOLUTIONS 22-0222-062 THRU 22-0222-063

- 22-0222-062 **AUTHORIZING REFUND ON REMAINING ESCROW BALANCE ON APPLICATION #2020-06P TO RICK ST. PIERRE IN THE AMOUNT OF \$745.00 FOR ADDRESS KNOWN AS 18 EAST MAIN STREET BLOCK 62 LOT 21**
- 22-0222-063 **APPROVING IMMACULATA 5K ROAD RACE ON SATURDAY, JUNE 25, 2022 AT 8:30A.M. CONTINGENT ON OEM AND PD APPROVALS**
- 22-0222-066 **ACCEPTING THE RESIGNATION OF JON CZAJKOWSKI END OF BUSINESS MARCH 4, 2022**

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady	X		X			
Mitchell			X			
Pitts			X			
Stravic			X			
Wied		X	X			
Vroom						X

RESOLUTIONS FOR ROLL CALL VOTE

- 22-0222-065 **ADOPTING THE 2022 DOWNTOWN SOMERVILLE ALLIANCE, INC., BUDGET IN THE AMOUNT OF \$864,808.00**

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady			X			
Mitchell	X		X			
Pitts			X			
Stravic			X			
Wied		X	X			
Vroom						X

BILLS AND VOUCHERS

Account	PO #	Vendor Name	Amount
1-01-20-100-000-628	21-01650	RR DONNELLEY	808.50
1-01-20-140-000-526	21-01209	CIT-E-NET LLC	750.00
1-01-20-165-000-694	21-01563	NJSPLS	475.00
1-01-25-240-000-713	21-01850	FLEMINGTON DEPARTMENT STORE	600.00
1-01-25-240-000-713	21-01851	ATLANTIC TACTICAL	1,145.72
1-01-25-240-000-713	21-01851	ATLANTIC TACTICAL	643.15
1-01-25-240-000-713	21-01851	ATLANTIC TACTICAL	29.00
1-01-25-240-000-713	21-01851	ATLANTIC TACTICAL	31.88
1-01-25-240-000-713	21-01851	ATLANTIC TACTICAL	84.99
1-01-25-240-000-713	21-01853	AIM UNIFORM INC	4,160.00
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	6,714.62
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	59.42
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	177.30
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	16.25
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	181.54
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	52.00
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	285.52
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	15.40
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	510.91
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	12.74
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	-828.96
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	20.00
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	-142.58
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	27.25
1-01-25-265-000-750	21-01409	LAWSON PRODUCTS INC	11.24
1-01-26-290-000-560	21-00094	AARON & CO	98.33
1-01-26-290-000-723	21-01491	HOFFMAN SERVICES, INC.	7,300.00
1-01-26-310-000-516	22-00193	BIG MIKE INC	500.00
1-01-26-310-000-516	22-00268	SCOTT BECKER PLUMBING & HEATIN	110.00
1-01-26-310-000-725	21-01675	YORK FENCE CO INC	39,825.00
1-01-26-310-000-725	21-01675	YORK FENCE CO INC	21,650.00
1-01-28-375-000-648	22-00301	NEW JERSEY ANALYTICAL LABORATO	148.63
1-01-31-430-000-580	21-00804	PSE&G CO.	40,871.38
1-09-55-502-000-614	21-01872	NJ LEAGUE OF MUNICIPALITIES	210.00
1-09-55-502-000-614	21-01872	NJ LEAGUE OF MUNICIPALITIES	-5.00
2-01-20-100-000-555	22-00320	SOMERSET COUNTY BAR ASSOCIATIO	75.00
2-01-20-100-000-556	22-00319	KEVIN SLUKA	200.00
2-01-20-100-000-556	22-00359	PAIGE ELSTER	200.00
2-01-20-100-000-628	22-00235	W.B. MASON CO., INC	448.19
2-01-20-100-000-628	22-00235	W.B. MASON CO., INC	186.08
2-01-20-100-000-635	22-00007	FEDEX	66.87
2-01-20-100-000-635	22-00007	FEDEX	28.52
2-01-20-100-000-635	22-00007	FEDEX	92.94
2-01-20-100-000-659	22-00017	DRIVER ASSOCIATES LLC	13,000.00
2-01-20-100-000-670	22-00022	QUADIENT LEASING USA, INC	411.30
2-01-20-130-000-628	22-00034	W.B. MASON CO., INC	309.00

2-01-20-130-000-628	22-00034	W.B. MASON CO., INC	12.72
2-01-20-140-000-526	22-00322	CONSTANT CONTACT	252.00
2-01-20-140-000-534	22-00062	COMPUTER SYSTEMS & METHODS	1,810.00
2-01-20-140-000-614	22-00078	CIVIC EYE COLLABORATIVE LLC	317.00
2-01-20-145-000-614	22-00081	W.B. MASON CO., INC	48.88
2-01-22-195-000-545	22-00313	MUNICIPAL CONST OFF. OF NJ	75.00
2-01-22-195-000-628	22-00103	W.B. MASON CO., INC	17.11
2-01-22-195-000-685	22-00307	NJ BUILDING OFFICIALS ASSOC.	100.00
2-01-22-195-000-685	22-00311	NJ BUILDING OFFICIALS ASSOC.	100.00
2-01-22-195-000-694	22-00334	JOHN MUSELLI	400.00
2-01-23-220-002-614	22-00331	FLEXFACTS-GRANT BENEFITS SOLUT	28.00
2-01-25-240-000-533	22-00190	COMPUTER SYSTEMS & METHODS	2,968.00
2-01-25-240-000-537	22-00273	ALLEGIS TRANSCRIPTION SERVICES	123.75
2-01-25-240-000-560	22-00090	VESPIA'S/MR TIRE	44.70
2-01-25-240-000-628	22-00189	W.B. MASON CO., INC	155.94
2-01-25-240-000-628	22-00202	SOMERSET CTY ADM. BLDG	125.00
2-01-25-240-000-697	22-00180	AXON ENTERPRISE INC	750.00
2-01-25-240-000-713	22-00088	FLEMINGTON DEPARTMENT STORE	215.99
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	4,528.53
2-01-25-240-001-533	22-00104	MOTIVATED SECURITY SERVICE INC	4,031.96
2-01-25-265-000-507	22-00106	PDQ AUTO SUPPLY OF MANVILLE	53.83
2-01-25-265-000-557	22-00293	911 SAFETY EQUIPMENT	1,321.00
2-01-25-265-000-560	22-00120	LIN-GATE EQUIPMENT SALES & SER	32.20
2-01-25-265-000-560	22-00120	LIN-GATE EQUIPMENT SALES & SER	20.00
2-01-25-265-000-560	22-00133	POST ACE HARDWARE	34.28
2-01-25-265-000-670	22-00218	EMERGENCY SERVICE MARKETING CO	735.00
2-01-25-265-000-697	22-00171	CHRIS SMITH	540.00
2-01-25-265-001-614	22-00312	SOM. CTY FIRE MARSHAL ASSOC.	100.00
2-01-25-265-002-574	22-00010	AMERICAN WATER	12,939.22
2-01-26-290-000-555	22-00222	PWANJ REGION 111	90.00
2-01-26-290-000-560	22-00025	FOLEY INCORPORATED	-4.21
2-01-26-290-000-560	22-00025	FOLEY INCORPORATED	4.31
2-01-26-290-000-560	22-00025	FOLEY INCORPORATED	4.21
2-01-26-290-000-560	22-00025	FOLEY INCORPORATED	146.69
2-01-26-290-000-560	22-00044	SOMERSET COUNTY VEHICLE MAINT	118.86
2-01-26-290-000-560	22-00070	VERIZON CONNECT NWF, INC	153.57
2-01-26-290-000-560	22-00071	VERIZON WIRELESS	38.01
2-01-26-290-000-560	22-00130	POST ACE HARDWARE	305.15
2-01-26-290-000-560	22-00230	BOBCAT OF CENTRAL JERSEY	647.77
2-01-26-290-000-560	22-00239	POWER PLACE, INC.	24.90
2-01-26-290-000-560	22-00239	POWER PLACE, INC.	254.59
2-01-26-290-000-560	22-00252	AT NORTHERN NEW JERSEY LLC	374.72
2-01-26-290-000-560	22-00252	AT NORTHERN NEW JERSEY LLC	339.17
2-01-26-290-000-621	22-00282	ROBERT SONNER	30.00
2-01-26-290-000-621	22-00284	DAREN MANFREADY	30.00
2-01-26-290-000-621	22-00285	RODNEY DORSEY	30.00
2-01-26-290-000-621	22-00286	GEORGE CONSTANTINO	30.00
2-01-26-290-000-621	22-00287	KURT ACKERMAN	30.00
2-01-26-290-000-621	22-00288	WADE HALL	30.00
2-01-26-290-000-673	22-00326	SOMERSET CTY RD & BRIDGE DIV	64.80
2-01-26-290-000-687	22-00132	POST ACE HARDWARE	113.35
2-01-26-290-000-687	22-00245	W.B. MASON CO., INC	85.34
2-01-26-290-000-723	22-00296	CENTRAL JERSEY TRAILER HITCH D	701.66
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	22,500.00
2-01-26-305-000-523	22-00030	LMR DISPOSAL, LLC	25,716.37
2-01-26-310-000-516	22-00036	PROFESSIONAL CLIMATE CONTROL	500.00
2-01-26-310-000-516	22-00036	PROFESSIONAL CLIMATE CONTROL	1,408.20
2-01-26-310-000-516	22-00275	TREASURER STATE OF NEW JERSEY	258.00
2-01-26-310-000-517	22-00076	W.B. MASON CO., INC	158.69
2-01-26-310-000-517	22-00128	POST ACE HARDWARE	16.98

2-01-26-310-000-517	22-00246	W.B. MASON CO., INC	95.67
2-01-26-310-000-558	22-00141	CAVANAUGH'S	35.00
2-01-26-310-000-558	22-00141	CAVANAUGH'S	35.00
2-01-26-310-000-558	22-00141	CAVANAUGH'S	35.00
2-01-26-310-000-638	22-00278	BIG MIKE INC	350.00
2-01-28-370-000-697	22-00298	SOMERSET COUNTY PARK COMM	4,745.00
2-01-28-370-000-699	22-00269	SOMERVILLE BOARD OF ED	925.00
2-01-28-370-000-699	22-00297	PERSONALIZED PARAPHERNALIA	72.50
2-01-31-440-000-704	22-00072	VERIZON WIRELESS	524.83
2-01-31-440-000-704	22-00335	VERIZON WIRELESS	424.61
2-01-31-440-000-705	22-00050	VERIZON	433.64
2-01-31-440-000-705	22-00051	VERIZON	96.00
2-01-31-440-000-705	22-00052	VERIZON	192.37
2-01-31-440-000-705	22-00058	VERIZON	151.99
2-01-31-440-000-705	22-00060	VERIZON	1,309.36
2-01-31-440-000-705	22-00061	VERIZON	140.64
2-01-31-440-000-705	22-00063	VERIZON	224.15
2-01-31-440-000-705	22-00065	VERIZON	367.12
2-01-31-440-000-705	22-00066	VERIZON	146.99
2-01-31-440-000-705	22-00073	VERIZON WIRELESS	1,601.84
2-01-31-440-000-705	22-00074	VERIZON WIRELESS	120.00
2-01-31-445-000-717	22-00011	AMERICAN WATER	570.44
2-01-31-460-000-579	22-00044	SOMERSET COUNTY VEHICLE MAINT	9,508.81
2-05-55-502-000-562	22-00277	TOP LINE CONSTRUCTION	2,640.25
2-09-55-502-000-533	22-00125	BCICAPITAL, INC.	4,602.41
2-09-55-502-000-706	22-00055	VERIZON	141.99
2-09-55-502-000-706	22-00059	VERIZON	139.99
C-04-00-002-550-999	21-01631	NV5, INC.	11,253.64
C-04-00-002-570-625	21-01496	ADAMSVILLE MAINTENANCE, INC	5,400.00
C-04-00-002-617-610	22-00364	PHOENIX ADVISORS LLC	1,416.00
T-13-00-000-000-211	22-00280	CHA DESIGN/CONSTRUCTION SOLUT	740.00
T-13-00-000-000-211	22-00281	CHA DESIGN/CONSTRUCTION SOLUT	1,295.00
T-13-00-000-000-212	22-00321	CHA DESIGN/CONSTRUCTION SOLUT	3,415.58
T-13-00-000-000-212	22-00321	CHA DESIGN/CONSTRUCTION SOLUT	2,267.67
T-13-00-000-000-220	22-00314	FIRECOMPANIES.COM INC	119.97
T-13-00-000-000-235	21-01845	JERSEY RECOVERY ASSOCIATES LLC	2,450.00
			285,636.83

Councilmember	Motion	Second	Aye	Nay	Abstain	Absent
Brady		X	X			
Mitchell			X			
Pitts			X			
Stravic					X	
Wied	X		X			
Vroom						X

ADJOURNMENT

Councilman Mitchell made a motion to adjourn, seconded by Councilman Wied. All voted favorably.

KEVIN SLUKA, MUNICIPAL CLERK