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THE # KEY**

AGENDA  
COUNCIL MEETING  
JUNE 17, 2020

**140 NORTH BROADWAY  
SOUTH AMBOY, NJ 08879**

**7:00 P.M.**

\*\*\*\*\*

1. MEETING CALLED TO ORDER BY COUNCIL PRESIDENT
2. OPENING PRAYER AND SALUTE TO THE FLAG
3. ROLL CALL: DATO\_\_\_\_, McLAUGHLIN\_\_\_\_, NOBLE \_\_\_\_\_, REILLY \_\_\_\_\_, GROSS\_\_\_\_\_
4. CERTIFICATION OF MEETING BY COUNCIL PRESIDENT

\*\*\*\*\*

**RESOLUTIONS:**

**RESOLUTION 20-243**  
**ESTIMATED TAX BILLS – THIRD QUARTER 2020**

**WHEREAS**, the governing body of the City of South Amboy, County of Middlesex, State of New Jersey has determined that there will be insufficient cash flow to support operations in late July 2020 unless third quarter revenue is received on time, and

**WHEREAS**, the Tax Collector and Chief Financial Officer have reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3,

**NOW, THEREFORE BE IT RESOLVED** that the Governing Body of the City of South Amboy, County of Middlesex, State of New Jersey, hereby authorizes that:

- 1 The Tax Collector is directed to prepare, and issue estimated tax bills for the Municipality of the City of South Amboy for the third quarter 2020, in accordance with the provisions of N.J.S.A. 54: 4-66.2 et seq.
2. The entire tax levy for 2020 is hereby set at \$25,512,884.
3. The tax collector takes additional steps necessary to immediately implement this Resolution.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-243 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION NO. 20-244**  
**APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated June 11, 2020, as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-244 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

**RESOLUTION NO. 20-245**  
**APPROVAL AND RELEASE OF MINUTES**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the May 26, 2020 Business Meeting and the June 3, 2020 Council Meeting.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution No. 20-245 is hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

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**CONSENT AGENDA:**

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

**MOVED by:** \_\_\_\_\_ of the Council of the City of South Amboy, that Resolution #20-246 through #20-248 are hereby approved. **SECONDED by:** \_\_\_\_\_. **ROLL CALL VOTE:**

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NO. 20-246 RESOLUTION AUTHORIZING EMPOWER RETIREMENT FOR IMPLEMENTATION OF A PUBLIC EMPLOYER 457 DEFERRED COMPENSATION PLAN FOR EMPLOYEES OF THE CITY OF SOUTH AMBOY

NO. 20-247 AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND FOR 381 HIGHLAND ST. BA-19-1021

NO. 20-248 RESOLUTION AUTHORIZING A CONTRACT WITHOUT PUBLIC ADVERTISING DUE TO AN EMERGENCY SEWER MAIN REPAIR ON MAIN ST. AND RARITAN ST.

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**ORDINANCES:**

**INTRODUCTION/FIRST READING:**

**ORDINANCE NO. 06-2020**

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 1036 ENTITLED "PARKING AND TRAFFIC REGULATIONS FOR THE CITY OF SOUTH AMBOY" IN THE COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY – 350 MAIN ST. - SMITH

**MOVED by:** \_\_\_\_\_, that Ordinance #06-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE:**

**ORDINANCE NO. 07-2020**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SOUTH AMBOY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS IN THE CITY OF SOUTH AMBOY

**MOVED by:** \_\_\_\_\_, that Ordinance #07-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE:**

**ORDINANCE NO. 08-2020**

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN

**MOVED by:** \_\_\_\_\_, that Ordinance #08-2020 be introduced on first reading and advertised for second reading which is scheduled for the July 15, 2020 meeting.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE:**

**ADOPTION/SECOND READING:**

**ORDINANCE 05-2020**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$3,804,314.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,047,292.00 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

**OPEN PUBLIC**  
**CLOSE PUBLIC**

**MOVED by:** \_\_\_\_\_, of the Council of the City of South Amboy, that Ordinance #05-2020 is hereby adopted.

**SECONDED by:** \_\_\_\_\_, **ROLL CALL VOTE**

\*\*\*\*\*

**COMMENTS:**

**PUBLIC COMMENTS:**

**CLOSED SESSION**

**ADJOURNMENT OF MEETING:**

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION 20-246**

**Resolution authorizing Empower Retirement for implementation of a Public Employer 457 Deferred Compensation Plan for Employees of the City of South Amboy**

**Whereas**, The City of South Amboy is organized and exists pursuant to the provisions of NJSA 40:63-68 et seq., and constitutes a public body corporate and politic of the State of New Jersey; and

**Whereas**, the City of South Amboy has secured on behalf of its employees various forms and types of employee insurance benefits in order to retain and attract employees; and

**Whereas**, the City of South Amboy desires to increase the options available to employees to provide for themselves and families after retirement; and

**Whereas**, the City of South Amboy is desirous of offering to its employees an IRS Code Section 457 Public Employer Deferred Compensation Plan; and

**Whereas**, there has been no collusion, or evidence or appearance of collusion, between any local official and a representative of the contractor in the selection of a contractor for the administration of a Service Agreement pursuant to NJAC 5:37-5.7; and

**Whereas**, the City of South Amboy has concluded that Empower Retirement can provide a full-service retirement product suitable to the City; and

**Whereas**, the City of South Amboy can offer such a plan to its employees on an employee contributory basis; and

**Whereas**, the City of South Amboy desires to engage Empower Retirement to provide a Public Employer 457 Deferred Compensation Plan;

**Now, therefore, be it resolved** by the City of South Amboy as follows:

The City Council hereby authorizes the City Administration to engage Empower Retirement for a two year period beginning July 1, 2020 through June 30, 2022; and

Be it further resolved that such plan be 100% employee contributory at no cost to the City of South Amboy; and

Be it further resolved that Empower Retirement shall comply with Affirmative Action Laws and Regulations and the Americans with Disability Act Regulations.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO. 20-247**

**RESOLUTION AUTHORIZING THE RELEASE OF THE  
PERFORMANCE BOND FOR 381 HIGHLAND ST. BA-19-1021.**

**WHEREAS**, John Zebrowski issued a Performance Bond for BA-19-1021, 381 Highland Street; and

**WHEREAS**, the City Engineer, Mark Rasimowicz, has recommended that the Cash Bond be released, in the full amount of \$9,963.75.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, as follows:

1. The aforesaid Cash Bond shall be released in the amount of \$9,963.75; and
2. A certified copy of this Resolution shall be forwarded by the City Clerk to Mark Rasimowicz, City Engineer; Dan Balka, Chief Financial Officer and Glenn Skarzynski, Business Administrator.

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**RESOLUTION NO.20-248**

**RESOLUTION AUTHORIZING A  
CONTRACT WITHOUT PUBLIC ADVERTISING DUE TO AN  
EMERGENCY SEWER MAIN REPAIR ON MAIN ST. AND RARITAN ST.**

**WHEREAS**, N.J.S.A. 40A:11-6 authorizes a public entity to contract without public advertising for bids, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires the immediate delivery of goods or the performance of services; and,

**WHEREAS**, Mark J. Rasimowicz, P.E., P.P., C.M.E., Director, Department of Engineering, City of South Amboy, reported, May 22, 2020, that a sanitary sewer emergency occurred on Main Street and Raritan St.; and

**WHEREAS**, the June 11, 2020 report of the City Engineer is attached to and incorporated into this Resolution; and,

**WHEREAS**, Mark J. Rasimowicz, P.E., P.P., C.M.E., Director, Department of Engineering and Glenn Skarzynski, Business Administrator, declared that an emergency existed and invoked the emergency contract provisions of N.J.S.A. 40A:11-6; and,

**WHEREAS**, City Engineer, Mark J. Rasimowicz, P.E., P.P., C.M.E. and Business Administrator, Glenn Skarzynski, contracted with B&W Construction Co. of NJ to perform a sanitary sewer system repair; and

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. Glenn Skarzynski, the City Business Administrator, and Mark J. Rasimowicz, P.E., P.P., C.M.E., the City Engineer, properly invoked the provisions of N.J.S.A. 40A:11-6 and contracted with B&W Construction Co. of NJ., to make an emergency sanitary sewer system repair on Main St. and Raritan St., South Amboy, New Jersey, for a total price of \$33,086.42.
2. The aforesaid contract between the City of South Amboy and B&W Construction Co. of NJ is ratified.
3. Upon the furnishing of such labor and materials in accordance with the terms of the contract, the contractor shall be entitled to be paid therefore.

# CENTER STATE ENGINEERING

481 Spotswood Englishtown Road, Monroe Township, New Jersey 08831  
T 732.605.9440 F 732.605.9444

June 11, 2020

**Glenn Skarzynski, Business Administrator**  
**City of South Amboy**  
140 N. Broadway  
South Amboy, NJ 08879

**RE: *Emergency Sanitary Sewer Repair***  
***Main Street & Raritan Street***  
***CSE# SA20-001***  
***Recommendation of Payment***

Dear Mr. Skarzynski:

In late May of this year, the South Amboy Public Works Department, along with this office, responded to investigate a sewer complaint on Main Street. Upon investigation and inspection of the sewer, it was revealed that the City sanitary sewer system was compromised and in need of emergency repair.

This incident required an emergency response as it was an emergency condition affecting the public's health, safety and welfare. Pursuant to the provisions of NJSA 40A:11-6 and NJAC 5:34-6.1, the emergency response was contracted to B&W Construction Co. of NJ, Inc. to immediately respond to and repair the City sanitary sewer system. Due to the emergency nature this response required the immediate performance of services and pursuant to the provisions of NJSA 40A:11-6 and NJAC 5:34-6.1 the work was authorized.

Attached please find invoice # 04-020 from B&W Construction Co. of NJ, Inc. for the repair of the City sanitary sewer system on Main Street on May 22, 2020 thru June 1, 2020. It is the recommendation of this office that the attached Invoice from B&W Construction Co. of NJ, Inc. in the total amount of \$33,086.42 be paid.

Please do not hesitate to contact this office should you require anything further.

Sincerely,



Mark J. Rasimowicz, PE, PP, CME  
City Engineer

MJR/dh

Cc: Dan Balka, CFO (w/ original encls)  
Deborah Brooks, City Clerk (w/ encls)  
Kristal Manion (w/ encls)  
Leonard Moffa, CPWM, DPW (w/ encls)



# B & W Construction Co. of NJ Inc.

P.O. Box 574  
South River, NJ 08882

Phone 732-967-1900  
Fax 732-967-6330

June 11, 2020

City of South Amboy  
C/O Center State Engineering  
#481 Spotswood Englishtown Road  
Monroe, New Jersey 08831-3223

**REQUISITION #04-020**

Page 1 of 4

Attn: Mr. Mark Rasimowicz, PE  
City Engineer

**RE: REPAIRED BROKEN 3" SEWER FORCE MAIN, MAIN STREET & RARITAN STREET,  
SOUTH AMBOY**

<u>5/22/20</u>	<u>REG.</u>	<u>O.T.</u>	<u>RATE</u>			<u>TOTAL</u>
1. Operator	8	Hrs.	@	123.00		984.00
2. Laborers (2)	16	Hrs.	@	105.80		1,692.80
3. Drivers (2)	16	Hrs.	@	108.50		1,736.00
4. 305 Excavator	8	Hrs.	@	55.00		440.00
5. #233 Dump (Tand)	8	Hrs.	@	85.00		680.00
6. #232 Dump (Single)	8	Hrs.	@	60.00		480.00
7. Trailer	8	Hrs.	@	25.00		200.00
8. #227 Utility Truck	8	Hrs.	@	45.00		360.00
9. #226 Rack Truck	8	Hrs.	@	30.00		240.00
10 Air Compressor	8	Hrs.	@	25.00		200.00
11 Jumping Jack	8	Hrs.	@	20.00		160.00
12 Vibratory	8	Hrs.	@	20.00		160.00
13 Policeman	8	Hrs.	@	98.90	+15%	909.88
<b>MATERIALS</b>						
A. 3" Sch. 40 PVC	3	LF	@	1.25	+15%	4.31
B. 3" Hymax Coupling	3	EA	@	179.59	+15%	619.59
C. ¾" Clean Stone	4	Tons	@	21.00	+15%	96.60
D. ¾" Blend Stone	10	Tons	@	14.50	+15%	166.75
E. Stabilized Base	6.09	Tons	@	59.33	+15%	415.52
F. FABC Top Course	2.79	Tons	@	60.06	+15%	192.70
G. Tack	1	Can	@	75.00	+15%	86.25
H. Dispose Pavement	.5	Sin Loads	@	200.00	+15%	115.00
I. Dispose Excavation	.5	Tan Loads	@	220.00	+15%	126.50



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## 5/29/20

1. Operator	8		Hrs.	@	123.00		984.00
		4.5	Hrs.	@	184.50		830.25
2. Laborers (2)	16		Hrs.	@	105.80		1,692.80
		9	Hrs.	@	158.70		1,428.30
3. Drivers (2)	16		Hrs.	@	108.50		1,736.00
		9	Hrs.	@	162.75		1,464.75
4. 305 Excavator	12.5		Hrs.	@	55.00		687.50
5. #233 Dump (Tand)	12.5		Hrs.	@	85.00		1,062.50
6. #232 Dump (Single)	12.5		Hrs.	@	60.00		750.00
7. Trailer	12.5		Hrs.	@	25.00		312.50
8. #227 Utility Truck	12.5		Hrs.	@	45.00		562.50
9. #226 Rack Truck	12.5		Hrs.	@	30.00		375.00
10 Air Compressor	12.5		Hrs.	@	25.00		312.50
11 Jumping Jack	12.5		Hrs.	@	20.00		250.00
12 Vibratory	12.5		Hrs.	@	20.00		250.00
13 Policeman	12.5		Hrs.	@	98.90	+15%	1,421.69

## MATERIALS

A. 3" Hymax Coupling	1		EA	@	179.59	+15%	206.53
B. ¾" Blend Stone	6		Tons	@	14.50	+15%	100.05
C. Stabilized Base	2.07		Tons	@	59.33	+15%	141.24
D. FABC Top Course	1.33		Tons	@	60.06	+15%	91.86
E. Tack	1		Can	@	75.00	+15%	86.25
F. Dispose Pavement	.5	Sin	Loads	@	200.00	+15%	115.00
G. Dispose Excavation	.5	Tan	Loads	@	220.00	+15%	126.50

## 6/1/20

1. Operator	6		Hrs.	@	123.00		738.00
2. Laborers (2)	12		Hrs.	@	105.80		1,269.60
3. Drivers (2)	12		Hrs.	@	108.50		1,302.00
4. 305 Excavator	6		Hrs.	@	55.00		330.00
5. #233 Dump (Tand)	6		Hrs.	@	85.00		510.00
6. #232 Dump (Single)	6		Hrs.	@	60.00		360.00
7. Trailer	6		Hrs.	@	25.00		150.00
8. #227 Utility Truck	6		Hrs.	@	45.00		270.00
9. #226 Rack Truck	6		Hrs.	@	30.00		180.00
10 Air Compressor	6		Hrs.	@	25.00		150.00
11 Jumping Jack	6		Hrs.	@	20.00		120.00



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Page 3 of 4

12 Vibratory	6	Hrs.	@	20.00		120.00	
13 Policeman	6	Hrs.	@	98.90	+15%	682.41	
<b>MATERIALS</b>							
A. 3" Sch 40 PVC Pipe	10	LF	@	1.25	+15%	14.38	
B. 3" 45 Deg. Bend	1	EA	@	7.22	+15%	8.30	
C. 3" Hymax Coupling	5	EA	@	179.59	+15%	1,032.64	
D. 3/4" Blend Stone	6	Tons	@	14.50	+15%	100.05	
E. FABC Top Course	3.55	Tons	@	60.06	+15%	245.19	
F. Tack	1	Can	@	75.00	+15%	86.25	
G. Topsoil	3	CY	@	28.00	+15%	96.60	
H. Grass Seed	10	Lbs.	@	2.25	+15%	25.88	
I. Dispose Pavement	.5	Sin	Loads	@	200.00	+15%	115.00
J. Dispose Excavation	.5	Tan	Loads	@	220.00	+15%	126.50

**TOTAL AMOUNT DUE THIS INVOICE \$33,086.42**

5/22/20

Today we called in an emergency mark out request. The crew went out to the site and set up signs, cones and a policeman. Cut, removed and disposed of the pavement in front of #106 Main Street. Excavated approximately 3 feet deep to the 3" PVC force main that the gas company broke. Cut out a 3 feet section of pipe. Supplied and installed 3 LF of 3" Schedule 40 PVC pipe. Connected the 3" Schedule 40 PVC pipe to the existing PVC pipe using (2) 3" Hymax Couplings. Then went to #10 Main Street, cut, removed and disposed of the pavement. Excavated approximately 3 feet to the 3" PVC force main. Found a Fernco Coupling leaking. Removed the Fernco Coupling and installed a 3" Hymax Coupling. Backfilled around both repairs using 3/4" clean stone. Backfilled the remainder of both trenches 10 inches below finished pavement elevation using 3/4" blend stone compacting in lifts to prevent settlement. Supplied and installed stabilized base course asphalt 8 inches thick in both trenches. Supplied and installed FABC top course asphalt 2 inches thick with tack in both trenches. Disposed of all excavated material off-site. Cleaned up the work areas. Removed all signs, cones and policeman. This job is complete.



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Page 4 of 4

### 5/29/20

Yesterday Mark called and said that the force main was not working, the pump at Accurate Building was pumping but sewer was backing up. This indicates another problem with the force main. Steve scheduled a crew for tomorrow and made arrangements for a policeman for traffic control. Crew went out to the site, set up signs, cones and a policeman. Cut, removed and disposed of the asphalt from the previous trench. Excavated to the force main. Cut out a section of pipe. Used a lateral camera to televise the force main. Found heavy sludge inside the pipe. Repaired the pipe. Backfilled the trench 10 inches below finished pavement elevation using ¾" blend stone compacting in lifts to prevent settlement. Installed stabilized base course asphalt 8 inches thick and 2" thick FABC top course asphalt with tack. Cleaned up area, removed signs, cones and policeman. Went to Raritan Street excavated approximately 4 feet deep to the 3" force main. Cut out a section of pipe. The City used their jet truck to clean the line towards Main Street, pipe seemed good then the jet truck broke. The City called Sayreville in to jet and clean the line towards the pump station. They cleaned 225 feet and then got stuck. We installed the camera back inside the force main and found pipe to be crushed. Installed a steel plate over the trench, fenced off the area. Cleaned up the job site. Removed all signs, cones and policeman. The crew will be back Monday to continue.

### 6/1/20

Today the crew went out to the site. Set up signs, cones and a policeman. Cut, removed and disposed of the pavement in the area of the driveway on Raritan Street. Excavated approximately 4 feet deep to the 3 inch force main. Found pipe to be crushed. Cut out a section of the pipe. Installed camera back inside the force main and found another break 32 feet away towards the pump station. Crew excavated and exposed the pipe at that location. Cut out a section of the pipe, then crew made all 3 repairs using the materials listed. Backfilled the trench in the driveway using blend stone and the other 2 trenches using the excavated material. Installed FABC top course with tack 6 inches thick in 2 lifts in the driveway. Installed topsoil and grass seed in all disturbed areas. Cleaned up the work areas. Disposed of excavated materials off site. Removed all signs, cones and policeman. This job is now complete. The City installed sewer dye in the area near the pump then notified us that the dye reached the discharge area of the force main the following day indicating that the force main does not have any other problems.

Respectfully Submitted,

Raymond Baszak  
President

**Extra Duty Solutions**

1 Waterview Drive, Suite 101  
Shelton, CT 06484  
(203) 202-3991  
Info@extradutysolutions.com



**INVOICE #** 740232  
**DATE** 05/26/2020  
**DUE DATE** 06/25/2020  
**TERMS** Net 30

**BILL TO**  
Ray Baszak  
B and W Construction  
P.O. Box 574  
South River, NJ 08882

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

**LOCATION**

South Amboy NJ

**EDS TEAM #**

732-497-3615

**ACTIVITY**

**Extra Duty Officer(s)**  
05.22.20 - 100 Main St; time: 07:30 - 15:30; officer: CHAMELLO, J

QTY	RATE	AMOUNT
8	98.90	791.20

**BALANCE DUE**

**\$791.20**

Please remit payment to:

Extra Duty Solutions  
Seacoast Business Funding  
P.O. Box 60479  
Charlotte, N.C. 28260

ACH payment info:

Account: Seacoast Business Funding  
Account #: 4017352221  
ABA #: 067005158  
Bank: Seacoast Bank  
SWIFT: SNBFUS3F

Extra Duty Solutions  
1 Waterview Drive, Suite 101  
Shelton, CT 06484  
(203) 202-3991  
Info@extradutysolutions.com



INVOICE # 740289  
DATE 06/01/2020  
DUE DATE 07/01/2020  
TERMS Net 30

**BILL TO**  
Ray Baszak  
B and W Construction  
P.O. Box 574  
South River, NJ 08882

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

**LOCATION**  
South Amboy NJ

**EDS TEAM #**  
732-497-3615

ACTIVITY	QTY	RATE	AMOUNT
<b>Extra Duty Officer(s)</b> 05.29.20 - 100 Main St; time: 07:30 - 20:00; officer: WANG, A	12.50	98.90	1,236.25

**BALANCE DUE** **\$1,236.25**

Please remit payment to:

Extra Duty Solutions  
Seacoast Business Funding  
P.O. Box 60479  
Charlotte, N.C. 28260

ACH payment info:

Account: Seacoast Business Funding  
Account #: 4017352221  
ABA #: 067005158  
Bank: Seacoast Bank  
SWIFT: SNBFUS3F

Extra Duty Solutions  
1 Waterview Drive, Suite 101  
Shelton, CT 06484  
(203) 202-3991  
Info@extradutysolutions.com



INVOICE # 740243  
DATE 06/08/2020  
DUE DATE 07/08/2020  
TERMS Net 30

**BILL TO**  
Ray Baszak  
B and W Construction  
P.O. Box 574  
South River, NJ 08882

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

**LOCATION**  
South Amboy NJ

**EDS TEAM #**  
732-497-3615

ACTIVITY	QTY	RATE	AMOUNT
Extra Duty Officer(s) 06.01.20 - 228 Raritan St; time: 07:30 - 13:30; officer: MILLER, K	6	98.90	593.40

**BALANCE DUE** **\$593.40**

Please remit payment to:

Extra Duty Solutions  
Seacoast Business Funding  
P.O. Box 80479  
Charlotte, N.C. 28260

ACH payment info:

Account: Seacoast Business Funding  
Account #: 4017352221  
ABA #: 067005158  
Bank: Seacoast Bank  
SWIFT: SNBFUS3F

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

ORDINANCE NO. 06-2020

AN ORDINANCE AMENDING AND SUPPLEMENTING  
ORDINANCE NO. 1036 ENTITLED "PARKING AND  
TRAFFIC REGULATIONS FOR THE CITY OF SOUTH  
AMBOY" IN THE COUNTY OF MIDDLESEX AND  
STATE OF NEW JERSEY – 350 MAIN ST. - SMITH

BE AND IT IS HEREBY ORDAINED by the Council for the City of South Amboy, Middlesex County, New Jersey, on the Ordinance No. 1036, entitled "Parking and Traffic Regulations for the City of South Amboy" is hereby amended and supplemented as follows:

Add the Following:

ARTICLE V            Handicapped Parking

Section 5-1 Special Parking for Handicapped

Section X Handicapped Parking

Add the Following:

NAME OF STREET

LOCATION

Main St.

Sign to be placed 230 feet from the curb line of Main St./Potter St. in front of the residence at 350 Main St.

The invalidity of any section or provision of this ordinance shall not invalidate any other section or provision thereof.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed as to such inconsistency only.

This ordinance shall take effect after final passage and publication as provided by law.

The Municipal Clerk shall serve a certified true copy of this Ordinance upon the South Amboy Police Department.

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Deborah Brooks  
Municipal Clerk

Introduced on First Reading: June 17, 2020  
First Publication: June 22, 2020  
Approved on Final Reading:  
Final Publication:

**ORDINANCE NO. 07-20**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SOUTH AMBOY  
ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS IN THE  
CITY OF SOUTH AMBOY**

**Whereas**, the intent of New Jersey's Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.* (OPMA), is to ensure that governmental meetings conducted in the open; and

**Whereas**, the OPMA permits a public body to (1) conduct a meeting and any public business, (2) cause a meeting to be open to the public, (3) vote, and (4) receive public comment by use of teleconferencing or other electronic means, such as internet-streaming sites like Zoom or Go-To-Meeting; and

**Whereas**, all municipalities must comply with the 48-hour advance notice requirements of the OPMA for all meetings, and must ensure that the public retains the ability to attend and provide comment at meetings conducted by electronic means; and

**Whereas**, it is the desire of the South Amboy City Council to ensure that members of the Governing Body, City officials, and members of the public are guaranteed the opportunity to fully participate in meetings conducted by electronic means;

**NOW THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, the Code of the City of South Amboy be amended and supplemented as follows:

*Chapter 5,*

*Article 2*

Add: *Section 31*

**Section 31 Standards for Electronic Meetings.** The Governing Body is hereby authorized to conduct public meetings exclusively in electronic form in compliance with

the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*, provided the medium for such meeting, whether telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, and the conduct of the electronic meeting, allows for the following standards and practices to be met:

(a) At the beginning of any electronic meeting, the presiding officer shall poll the members of the Governing Body to confirm attendance, and any member of the Governing Body attending by way of electronic media shall be considered present for the purposes of constituting a quorum.

(b) Whenever a meeting shall be noticed by the City Clerk to be conducted by electronic media, each member of the Governing Body who intends to participate in such meeting, as well as the Mayor, shall provide to the City Clerk a telephone number or other means of alternative contact by which the Clerk can contact that individual in the event that they do not answer the roll call at the beginning of the meeting to confirm whether or not that individual intends to participate in the meeting;

(c) If any member of the Governing Body or the Mayor has expressed to the Clerk an intention to attend the electronic meeting but does not answer the roll call, then the proceedings shall be paused by the presiding officer for a period not to exceed ten (10) minutes to allow the Clerk sufficient time to contact that individual using the telephone number or other means provided or, if no such number has been provided for the specific meeting, then the telephone number on file for that person with the City Clerk's Office;

(d) If any Governing Body member or Mayor has not notified the Clerk of an intention to attend the meeting to be conducted in full or in part by electronic media, then no such contact as set forth in paragraph (c) shall be required;

(e) Following the taking of the roll call, and before the transaction of any business, the Clerk shall affirm that she or her designee has confirmed that the information provided on the public notice of hearing is correct and that the designated electronic system is in proper working order so that members of the public can participate in the meeting;

(f) Any member of the Governing Body or Mayor that is unable to participate via computer, smartphone or other electronic device shall be afforded the opportunity to participate by telephone.

(g) Any vote of the Governing Body during a meeting conducted fully or partially by electronic means shall be conducted by individual voice vote of the members of the Governing Body, who shall verbally indicate their vote on any matter by stating “<name of Governing Body member>, yes” or “<name of Governing Body member>, no.” All individual votes shall be recorded by the Clerk.

(h) Meetings shall be recorded or minutes kept in the same manner as an in-person meeting.

(i) All members of the governing body, officials, staff, and presenters shall identify themselves by name and be recognized prior to speaking. Members of the Governing Body shall strictly comply with the rules of the Governing Body as they relate to procedural matters to preserve order and allow for the effectiveness of electronic meetings.

(j) Electronic executive sessions shall be permitted in accordance with the provisions of the Open Public Meetings Act and the Governing Body shall properly announce by resolution its reason for going into any executive session in conformance with the Act. The electronic meeting utilized for such executive session may be held by (i) a separate telephonic, broadcast video, computer-based, or other electronic media, or any combination of these wherein the public

shall not be permitted to participate, or (ii) on the initial telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, with the implementation of necessary participation or listening restrictions, provided that in either instance all members of the Governing Body must have the capability to be heard at all times.

(k) Public comment periods, and the opportunity for the public to be heard during any public meeting conducted fully or partially by electronic media shall be the same as if the meeting were conducted fully in-person, and shall comply with the Open Public Meetings Act and with all local ordinances. Additionally, in lieu of appearing during a public comment period members of the public may submit written public comments not to exceed 250 words to the Clerk not later than twenty-four (24) hours prior to the noticed start of the meeting, and such comments shall be read into the record immediately following closure of the public comment portion of the meeting.

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

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

Introduced on First Reading: June 17, 2020  
Date of Publication: June 22, 2020  
Adopted on Second Reading:  
Date of Final Publication:

**ORDINANCE 08-2020**

**AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN**

**WHEREAS**, the City of South Amboy in the County of Middlesex, New Jersey (the “City”) is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

**WHEREAS**, the City previously adopted redevelopment plans, including the Broadway/Main Street Redevelopment Plan and the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, the Northern Waterfront Redevelopment Plan was adopted by Ordinance #20-95 on July 5, 1995; and

**WHEREAS**, the Broadway/Main Street Redevelopment Plan was adopted by Ordinance #6-2002 on May 15, 2002, and was subsequently amended several times; and

**WHEREAS**, the Northern Waterfront Redevelopment Plan only provides for one permitted use – Industrial Recycling; and

**WHEREAS**, the property designated as Block 160, Lot 1.03 (“**Lot 1.03**”) was originally governed by the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, by Ordinance #6-2005, adopted March 20, 2005, Lot 1.03 was realigned into the Broadway/Main Street Redevelopment Plan; and

**WHEREAS**, although the City’s Planning Board (the “**Planning Board**”) previously granted approvals to develop Lot 1.03 with a mixed-use project, including professional office and multi-family space, and other outside agency approvals were also granted, no progress has been made on such project for over ten years; and

**WHEREAS**, the current use on Lot 1.03 is tenant trailer storage, which is non-conforming, and the owner of Lot 1.03 requested that the City consider amending the Broadway/Main Street Redevelopment Plan to permit light industrial uses; and

**WHEREAS**, the properties designated as Block 160, Lots 1, 1.01 and 1.02 are located in the area governed by the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, the City authorized and directed the preparation of an amendment to the Broadway/Main Street Redevelopment Plan and to the Northern Waterfront Redevelopment Plan to permit light industrial uses, and to provide associated bulk standards therefor, applicable to Block 160, Lots 1, 1.01, 1.02 and 1.03; and

**WHEREAS**, AJV Engineering, Inc. (“**AJV**”) prepared a memorandum, dated May 12, 2020, a copy of which is attached hereto as **Exhibit A**, outlining proposed amendments to Lot 1.03 in the Broadway/Main Street Redevelopment Plan and to Block 160, Lots 1, 1.01 and 1.02 in the Northern Waterfront Redevelopment Plan, to include light industrial as a permitted use and appropriate bulk standards therefor (the “**Redevelopment Plan Amendments**”); and

**WHEREAS**, AJV found that, in light of the lack of development of Lot 1.03 since its inclusion in the Broadway/Main Street Redevelopment Plan and the grant of development approvals for office/residential uses, the addition of light industrial as a permitted use therefor is appropriate; and

**WHEREAS**, in accordance with the Redevelopment Law, the Planning Board reviewed the Redevelopment Plan Amendments and found, among other things, that the Redevelopment Plan Amendments are reasonable and appropriate, and are not inconsistent with the City’s Master Plan, and recommended that the City adopt same; and

**WHEREAS**, the City Council agrees with the Planning Board and believes that the Redevelopment Plan Amendments are in the best interests of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of South Amboy, New Jersey as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Redevelopment Plan Amendments, as outlined in **Exhibit A** attached hereto, are hereby adopted and shall govern the portion of the Broadway/Main Street Redevelopment Area consisting of Block 160, Lot 1.03 and the portion of the Northern Waterfront Redevelopment Area consisting of Block 160, Lots 1, 1.01 and 1.02. AJV is authorized to prepare any additional documents to memorialize the Redevelopment Plan Amendment, if necessary.
3. The zoning district map of the City’s Land Development Ordinance is hereby amended to reflect the applicability of the Redevelopment Plan Amendments to the properties identified in paragraph 2 above.
4. The Redevelopment Plan Amendments shall supercede the City’s Land Development Ordinance as it affects the properties identified in paragraph 2 above.
5. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of the inconsistency.
6. This Ordinance shall take effect twenty (20) days following final passage and shall be published as required by law.

**EXHIBIT A**

ORDINANCE 08-2020

EXHIBIT A



Angelo J. Valetutto, P.E., P.P.  
Jason C. Valetutto, P.E., P.P.

May 12, 2020

Ms. Mary Szaro, Chairwoman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, NJ 08879

Re: Request to amend  
Northern Waterfront Redevelopment Plan  
Broadway/Main Street Redevelopment Plan

Dear Ms. Szaro:

This office has been directed by both Mr. Glenn Skarzynski, City Business Administrator (City) and Mr. Eric Chubenko, Executive Director, South Amboy Redevelopment Agency (SARA) to review a request to amend both the Northern Waterfront Redevelopment Plan and the Broadway/Main Street Redevelopment Plan. The proposed amendment is to expand the permitted uses to include light industrial uses for Block 160, Lots 1, 1.01, 1.02, and 1.03 (Exhibit "A"). Block 160, Lots 1, 1.01, and 1.02 are in the Northern Waterfront Redevelopment Area. The Northern Waterfront Redevelopment Plan was adopted by City Council Ordinance 20-95 by Second Reading dated 7/5/95 (Exhibit "B"). The Plan provides for permitted uses, accessory uses, and bulk standards as shown on Page 8 of the Northern Waterfront Redevelopment Plan (Exhibit "C"). The Northern Redevelopment Plan has only one permitted use, Industrial Recycling. The current use of the property is a tenant trailer storage yard, which is a non-conforming use. However since the use existed prior to adoption of the Redevelopment Plan, they are permitted to continue the tenant trailer storage yard under an agreement ending 6/27/2022 between the owner of the property and the City of South Amboy. The review comments for an expanded use to include light industrial and bulk standards are appropriate for review of Block 160, Lots 1, 1.01, and 1.02.

Block 160, Lot 1.03 is in the Broadway/Main Street Redevelopment Area. The tract has Planning Board approval for a mixed use development of professional offices and multi-family residential. In addition, there is a fully executed Redeveloper's Agreement and fully executed Builder's Agreement. The Broadway/Main Street Redevelopment Plan was first adopted by City Council Ordinance 6-2002 on Second Reading dated 5/15/02 (Exhibit "D"). The Broadway/Main Street Redevelopment Plan has gone through a number of amendments through and including Ordinance 29-2010, adopted by City Council on Second Reading dated 12/15/10 (Exhibit "E"). Enclosed is a copy of this office's 11/19/10 report that served as the basis for Ordinance 29-2010 and includes a detailed narrative history of the Broadway/Main Street Redevelopment Area/Plan (Exhibit "F"). It also includes recommended amended permitted uses/bulk standards that constitute the current standards for the Broadway/Main Street Redevelopment Plan (Exhibit "G"). A review of these standards does not include light industrial uses. This office finds that the contents of the 11/19/10 report remains accurate at this time. However, due to the lack of redevelopment for Block 160,

Lot 1.03 with the current development standards, we find that the requested use/bulk standards for this subject tract is appropriate.

The history of Block 160, Lot 1.03 initially for Industrial Recycling when it was in the Northern Waterfront Redevelopment Area; however development did not materialize due to insufficient potable water being able to be brought to serve the Site cost-effectively. The property was realigned into the Broadway/Main Street Redevelopment Area by Council Ordinance #6-2005 adopted by Second Reading March 20, 2005 (Exhibit "H"). The current approval as a mixed use (professional office and multi-family) had secured Planning Board Resolution compliant plans that included all outside agency approvals (County, Soil Erosion, and N.J.D.E.P.). In addition, a Redeveloper's Agreement and a Builder's Agreement were executed. Unfortunately, no significant progress beyond that point proceeded over the approximately past ten years plus.

The lack of redevelopment for heavy industrial, professional offices, or multifamily residential uses leaves the light industrial use as the most appropriate use for this property. Light industrial uses have been successful across the street from Block 160, Lot 1.03 for many years and has included a major expansion to the Cambridge Pavers use.

The Development Standards for the M-1 Light Industrial Zone are located in Chapter 53 Section 96 of the City's Development Regulations and allows the following permitted principal and accessory uses:

§ 53-96. M-1 Light Industrial Zone Regulations.

A. Permitted principal uses.

1. Business, professional and governmental offices.
2. Research, experimental and testing laboratories.
3. Wholesale offices and showrooms with accessory storage of goods.
4. Screened storage and warehousing except as otherwise prohibited. [Amended 12-31-1998 by Ord. No. 37-1998]
5. Light industrial manufacturing, processing and assembling.

B. Permitted accessory uses.

1. Off-street parking, loading and ramp area.
2. The enclosed warehousing and storage of goods and products. [sic]
3. Garage space necessary to store any vehicles on the premises.
4. Railroad sidings and facilities.

We recommend that the following accessory uses be added:

5. Water dependent uses.
6. Waterfront walkway.

Similarly, the bulk standards for the Light Industrial Zone is as follows:

Minimum Lot Area	40,000 sf
Minimum Lot Width	150 lf
Minimum Lot Depth	250 lf
Minimum Front Yard	50 lf
Minimum One Side Yard	25 lf
Minimum Total Side Yards	50 lf
Minimum Rear Yard	25 lf
Maximum Height	50 lf
Maximum Height	3 stories
Maximum Lot Coverage	30%
Minimum Off-Street Parking Ratio	3/1,000 sf of floor area
Minimum Distance Between Buildings	50 lf
Minimum Site Landscaping	10%

**Accessory Buildings**

Minimum Side Yard	10 lf
Minimum Rear Yard	10 lf

While these bulk standards are a sound basis for consideration, we believe that the current light industry has changed over the years. The current development of light industrial uses includes larger buildings to accommodate the need for an expanded variety of inventory. The current technology and product handling requires less employees and thus appropriate for off-street parking to be based on employees (maximum shift) and not gross floor area.

Thus, we offer that the following revisions be incorporated into the two Redevelopment Plans:

1. Lot coverage increase to 45%.
2. Off-street parking parking:
  - a. Warehouse use: 1 parking space per employee (maximum shift) + 10%
  - b. Office use: 1/300 sf gross floor area

In addition, we recommend a floor area ratio (FAR) standard of 1.50:1 be added.

Given the fact that Block 160, Lots 1, 1.01 and 1.02 is in the Northern Waterfront Redevelopment Area and Block 160, Lot 1.03 is in the Broadway/Main Street Redevelopment Area, both Redevelopment Plans must be amended. It is recommended that amendments to both Redevelopment Plans specify the Block/Lots being effected to insure accuracy in the City's intentions for both Redevelopment Areas.

In summary, we recommend the following amendments to the Northern Waterfront Redevelopment and Broadway/Main Street Redevelopment Plans for the specific Block/Lots:

A. Permitted principal uses.

1. Business, professional and governmental offices.
2. Research, experimental and testing laboratories.
3. Wholesale offices and showrooms with accessory storage of goods.
4. Screened storage and warehousing.
5. Light industrial manufacturing, processing and assembling.

B. Permitted accessory uses.

1. Off-street parking, loading and ramp area.
2. Enclosed warehousing and storage of goods and products.
3. Garage space necessary to store any vehicles on the premises.
4. Railroad sidings and facilities.
5. Water dependent uses.
6. Waterfront walkway.

Bulk Standards for the M-1 Light Industrial Zone

Minimum Lot Area	40,000 sf
Minimum Lot Width	150 lf
Minimum Lot Depth	250 lf
Minimum Front Yard	50 lf
Minimum One Side Yard	25 lf
Minimum Total Side Yards	50 lf
Minimum Rear Yard	25 lf
Maximum Height	50 lf
Maximum Height	3 stories
Maximum Lot Coverage	45%
F.A.R.	1.50:1
Minimum Off-Street Parking Ratio	Warehouse use: 1 parking space per employee (maximum shift) + 10% Office use: 3/1,000 sf of floor area
Minimum Distance Between Buildings	50 lf
Minimum Site Landscaping	10%

Accessory Buildings

Minimum Side Yard	10 lf
Minimum Rear Yard	10 lf

It is recommended that the Planning Board review this report and adopt a Resolution to the South Amboy Redevelopment Agency for Recommendation of the amendments to the Northern Waterfront Redevelopment Plan and Broadway/Main Street Redevelopment Plan.

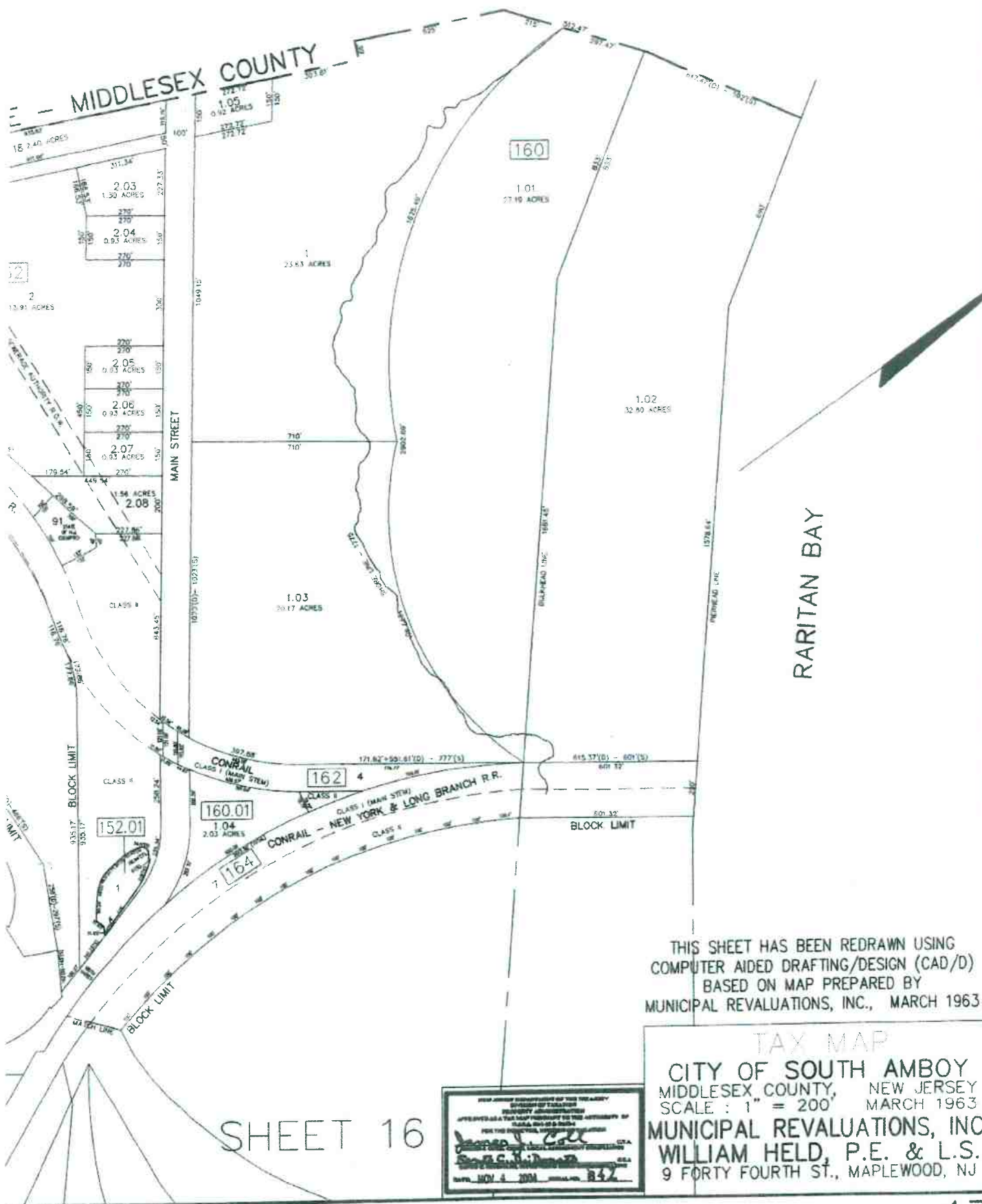
Very truly yours,



Angelo J. Valerutto, P.E., P.P.  
Board Consultant  
For The Firm

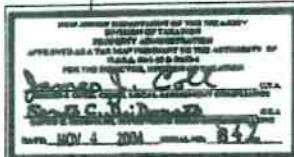
encl.

pc: Amy Russo, Board Secretary, via email only  
All Board Members, via Board Secretary  
Mr. Eric Chubenko, Executive Director SARA, via email only  
Kevin P. McManimon, Esq., SARA, via email only  
James E. Stahl, Esq., Board Attorney, via email only



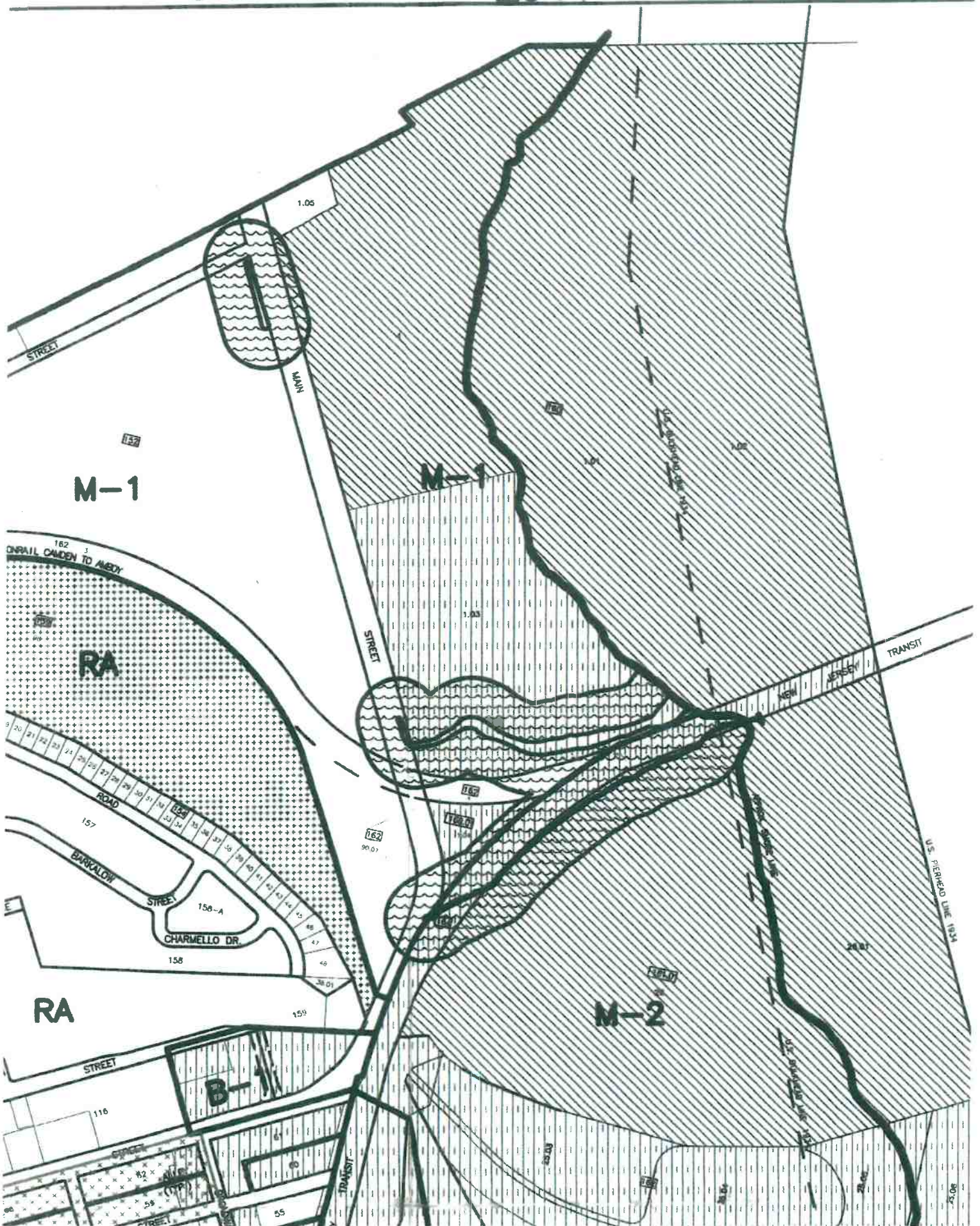
THIS SHEET HAS BEEN REDRAWN USING  
 COMPUTER AIDED DRAFTING/DESIGN (CAD/D)  
 BASED ON MAP PREPARED BY  
 MUNICIPAL REVALUATIONS, INC., MARCH 1963

**TAX MAP**  
 CITY OF SOUTH AMBOY  
 MIDDLESEX COUNTY, NEW JERSEY  
 SCALE : 1" = 200' MARCH 1963  
 MUNICIPAL REVALUATIONS, INC.  
 WILLIAM HELD, P.E. & L.S.  
 9 FORTY FOURTH ST., MAPLEWOOD, NJ



SHEET 16

# EXHIBIT "A" CONT.



# EXHIBIT "B"

CITY OF SOUTH AMBOY

ORDINANCE NO. 20-95

AN ORDINANCE APPROVING THE "NORTHERN WATERFRONT REDEVELOPMENT PLAN" IN THE CITY OF SOUTH AMBOY, PURSUANT TO N.J.S.A. 40A:12A-1, ET SEQ.

WHEREAS, the governing body of the City of South Amboy, by Resolution No. 203-92, on September 1, 1992, unanimously approved the Redevelopment Area Studies and Redevelopment Plan Formulation Resolution, which included an area in the City of South Amboy, referred to as the "Northern Waterfront Tract" and the "Railroad Tract" (hereinafter NWRA); and,

WHEREAS, the NWRA was more particularly described in a report entitled "Redevelopment Area Report for a Study Area: Northern Waterfront/Railbound Area", prepared by Moskowitz, Hayer & Gruel, P.A., Cory Commons, Suite 204A, 123 Columbia Turnpike, Florham Park, New Jersey, 07932, and signed by Susan S. Gruel, P.P., No. 1955, and Janice E. Tolley, P.P., No. 5059, dated September 14, 1992 and revised September 21, 1992 and October, 1992; and,

WHEREAS, the South Amboy Planning Board did, thereupon, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., cause to be studied and reviewed said report for the purposes of determining whether or not the criteria contained in N.J.S.A. 40A:12A-5 qualified the NWRA as a "redevelopment area"; and,

WHEREAS, consistent with the Open Public Meetings Act, the Planning Board held hearings on November 29, 1993, February 14, 1994, February 21, 1994 and September 28, 1994; and,

WHEREAS, at the hearings, the Planning Board received the NWRA report from the specially appointed redevelopment consultant, Moskowitz, Hayer & Gruel, P.A. The report outlined the study area for its conformity with the statutory redevelopment criteria; and,

WHEREAS, the Planning Board reviewed and studied the 5 page Redevelopment Area Statement for the Northern Waterfront Area, from the appointed redevelopment consultant, Susan S. Gruel, P.P., No. 1955, dated September 28, 1994; and,

# EXHIBIT "B" CONT.

WHEREAS, the Planning Board, pursuant to state statute, carefully considered the evidence and testimony presented during the hearings and forwarded its report and recommendations to the Mayor and Council of the City of South Amboy; and,

WHEREAS, the Planning Board's report, conclusions and recommendations are contained in a Resolution dated the 28th day of September, 1994; and,

WHEREAS, the governing body of the City of South Amboy, by Resolution No. 84-95, on April 11, 1995, pursuant to N.J.S.A. 40A:12A-6, approved the findings, conclusions and recommendations of the South Amboy Planning Board, as set forth in its September 28, 1994 Resolution and approved and adopted the Redevelopment Area Criteria Map, prepared by Moskowitz, Heyer & Gruel, P.A., revised September, 1994; and,

WHEREAS, the South Amboy Planning Board, by Resolution dated June 14, 1995, approved, in its entirety, the "Northern Waterfront Redevelopment Plan" for the City of South Amboy, Middlesex County, New Jersey, prepared by AJV Engineering and Angelo J. Valetutto (N.J.P.P. #2777) and dated June 7, 1995; and,

WHEREAS, the aforesaid Resolution and Redevelopment Plan has been submitted to the governing body of the City of South Amboy for its review in accordance with N.J.S.A. 40A:12A-7; and,

WHEREAS, Angelo J. Valetutto, N.J.P.P. #2777 appeared at a duly convened Special Meeting of the Governing Body on June 20, 1995 and presented certain amendments to the June 7, 1995 "Northern Waterfront Redevelopment Plan"; and,

WHEREAS, the governing body received and reviewed the "Northern Waterfront Redevelopment Plan" as amended on June 20, 1995; and,

WHEREAS, the governing body is of the opinion that the "Northern Waterfront Redevelopment Plan" as amended on June 20, 1995, be adopted;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1, et seq., the factual findings,


# EXHIBIT "B" CONT.

conclusions and recommendations of the South Amboy Planning Board, as set forth in its Resolution dated June 14, 1995, are, hereby, adopted, subject to the June 20, 1995 amendments to the "Northern Waterfront Redevelopment Plan".

2. The report entitled "Northern Waterfront Redevelopment Plan", prepared by AJV Engineering, 109 Green Street, Woodbridge, New Jersey, 07095, and signed by Angelo J. Valetutto, N.J.P.P. #2777, and dated June 20, 1995, is, hereby, approved and adopted, in its entirety and said report shall be filed, together with the June 14, 1995 Resolution of the South Amboy Planning Board, in the Office of the Municipal Clerk.

3. The Zoning District Map included in the Zoning Ordinance shall hereby be amended to indicate the redevelopment area to which the "Northern Waterfront Redevelopment Plan" applies.

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

  
JAMES C. REICK  
Council President

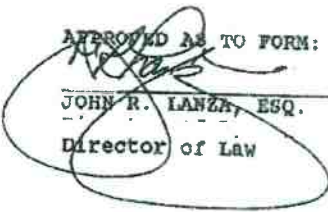
ATTEST:

KATHLEEN VIGILANTE, Clerk

APPROVED:

  
JOHN T. O'LEARY, Mayor

APPROVED AS TO FORM:

  
JOHN R. LANZA, ESQ.  
Director of Law

Introduced on First Reading: 6/20/95  
Date of Publication: 6/25/95  
Adopted on Second Reading: 7/5/95  
Date of Second Publication: 7/8/95

# EXHIBIT "C"

## NORTHERN WATERFRONT REDEVELOPMENT PLAN

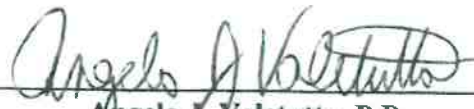
*City of South Amboy  
Middlesex County, New Jersey*

Prepared by

**AJV Engineering  
109 Green Street  
Woodbridge, New Jersey 07095**

June 7, 1995  
Amended June 20, 1995

The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



Angelo J. Valetutto, P.P.  
N.J.P.P. #2777

# EXHIBIT "C" CONT.

## VIII. LAND USE PROVISIONS AND STANDARDS

### Industrial Recycling

- A. Permitted Uses: Industrial Recycling Facility.
- B. Accessory Uses: Off-street parking, loading spaces, trailer storage, fences, walls, waterfront walkway, open space, utilities and marina related uses such as piers, docks, catwalks, floating docks, breakwater and jetties, and Co-Generation Facilities.
- C. Bulk Standards
- Minimum lot area - 25 acres
  - Minimum lot width - 1,000 feet
  - Minimum lot depth - 300 feet
  - Minimum front yard - 75 feet
  - Minimum rear yard - 25 feet
  - Minimum one side yard - 50 feet
  - Minimum total side yard - 100 feet
  - Maximum lot coverage - 40%
  - Maximum building height - 100 feet
  - Minimum off-street parking - 1/employee maximum shift plus 10% or 1/employee any overlapping shifts, whichever is greater
  - Minimum distance between buildings - 50 feet
  - Minimum landscaping - 10%
  - Minimum accessory building side yard - 25 feet
  - Minimum accessory building rear yard - 25 feet
- D. The land use controls and provisions within the Northern Waterfront Redevelopment Area will be set forth in a developer's agreement using the framework established in the Northern Waterfront Redevelopment Plan.

# EXHIBIT "D"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

## ORDINANCE #6-2002

### ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR THE BROADWAY/MAIN STREET REDEVELOPMENT AREA.

**WHEREAS**, on or about July 26, 2001, the Planning Board adopted a Resolution recommending to the South Amboy City Council ("Council") that certain properties in Table 1 attached thereto ("Properties") be designated as a Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

**WHEREAS**, Resolution 160-01, adopted by the Council on August 2, 2001, declared that the Properties constitute a Redevelopment Area as defined in N.J.S.A. 40A:12A-1, et seq. of the Local Redevelopment and Housing Law ("L.R.H.L."); and

**WHEREAS**, the City Council in accordance with N.J.S.A. 40A:12-7.f. of the L.R.H.L., directed the Planning Board to prepare a Proposed Redevelopment Plan, as defined in N.J.S.A. 40A:12-3 and set forth in N.J.S.A. 40A:12A-7, and said Proposed Redevelopment Plan has been prepared and is set forth in the following: (1) "Redevelopment Plan for Broadway/Main Street", prepared by A.J.V. Engineering, Inc., dated February 8, 2002, and (2) recommendation to supplement the plan, prepared by Angelo J. Valetutto, P.E., P.P. and dated April 24, 2002; and

**WHEREAS**, on the 24<sup>th</sup> day of April, 2002, the Planning Board of the City of South Amboy resolved that pursuant to N.J.S.A. 40A:12A-7.f., the aforementioned Redevelopment Plan for Broadway/Main Street, with the supplement thereto, be transmitted to the City of South Amboy with the recommendation for its adoption;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the "Local Redevelopment and Housing Law", N.J.S.A. 40A:12A-1, et seq., the recommendation of the Planning Board, as set forth in the aforesaid Resolution dated the 24<sup>th</sup> day of April, 2002, and regarding the "Redevelopment Plan for Broadway/Main Street", with the supplement thereto, prepared by A.J.V. Engineering, Inc., is hereby adopted.
2. The Redevelopment Plan entitled "Redevelopment Plan for Broadway/Main Street", prepared by A.J.V. Engineering, Inc., Woodbridge, New Jersey, 07095, dated February 8, 2002, and the supplement thereto, dated April 24, 2002, are hereby approved and adopted.
3. The Zoning District Map included in the Zoning Ordinance is hereby amended to include the Redevelopment Area to which the "Redevelopment Plan for Broadway/Main Street" and its April 24, 2002 supplement apply.

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

ATTEST:

KATHLEEN VIGILANTE  
Municipal Clerk

APPROVED AS TO FORM:

JOHN R. LANZA, ESQ.  
Law Director

Introduced on First Reading: 5-1-02  
Date of Publication: 5-5-02  
Adopted on Second Reading: 5-15-02  
Date of Final Publication: 5-19-02

FRED A. HENRY  
Council President

APPROVED

JOHN P. O'LEARY  
Mayor

# EXHIBIT "E"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

## ORDINANCE NO. 29-2010

### **AN ORDINANCE ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 161, LOT 25; BLOCK 162, LOT 6.02; BLOCK 161, LOT 90 AND BLOCK 162, LOTS 6 AND 25.01**

**WHEREAS**, the Council of the City of South Amboy, pursuant to Resolution #36-2005, designated Block 161, Lot 25; Block 162, Lot 6.02; Block 161, Lot 90 and, conditionally, Block 162, Lots 6 and 25.01, as areas in need of redevelopment, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.;

**WHEREAS**, the City of South Amboy did acquire, from the Consolidated Rail Corporation ("Conrail") the properties known generally as Block 162, Lots 6 and 25.01; and,

**WHEREAS**, the former Conrail property, Block 162, Lots 6 and 25.01, is no longer a part of Conrail's (or its successors and assigns) integrated rail system; and,

**WHEREAS**, the conditions to declare Block 162, Lots 6 and 25.01 as areas in need of redevelopment, pursuant to Resolution #36-2005, paragraph 4, have been satisfied; and,

**WHEREAS**, the City of South Amboy has established in the general area of the aforesaid properties the Redevelopment Plan for Broadway/Main Street; and,

**WHEREAS**, the Council of the City of South Amboy, subject to the report and recommendations from the South Amboy Planning Board, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7, was of the opinion that the aforesaid areas in need of redevelopment should be included into the Redevelopment Plan for Broadway/Main Street, with all supplements thereto; and,

**WHEREAS**, the Council of the City of South Amboy, introduced, on first reading, Ordinance No. 23-2010, which incorporated into the "Redevelopment Plan for Broadway/Main Street", with all supplements thereto, prepared by A.J.V. Engineering, Inc., the above referred to properties and included the following uses applicable to waterfront properties: Water dependent uses such as marina, ferry dock/service and all accessory uses to support water dependent uses, such as parking, boat fueling stations, boat storage, boat repair and restaurants; and,

**WHEREAS**, the redevelopment plan for the aforesaid properties was subject to the review and report of the South Amboy Planning Board, pursuant to N.J.S.A. 40A:12A-7.e; and,

**WHEREAS**, the Council of the City of South Amboy directed the Clerk to forward a copy of the Ordinance No. 23-2010 to the South Amboy Planning Board with the request that it do an investigation and make its recommendation and report to the South Amboy City Council in accordance with N.J.S.A. 40A:12A-7; and,

# EXHIBIT "E" CONT.

**WHEREAS**, the Planning Board retained the firm of A.J.V. Engineering, Inc. to assist in the aforementioned investigation and to prepare a report regarding its findings and opinion as to possible recommendations in relation to the proposed ordinance; and,

**WHEREAS**, Angelo J. Valetutto, P.P., P.E., of A.J.V. Engineering, Inc., conducted an investigation and prepared a report entitled: "Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010", (the "Report"); and,

**WHEREAS**, during its hearing on November 22, 2010, the Planning Board considered the proposed ordinance, the report of Angelo J. Valetutto, P.P., P.E. and proposed changes to the Broadway/Main Street Redevelopment Plan; and,

**WHEREAS**, on November 22, 2010, Angelo J. Valetutto, P.P. presented testimony at the public hearing before the Planning Board and regarding the recommendations in the report; and,

**WHEREAS**, the Planning Board considered the report and desired to provide its recommendation to the City Council that the Broadway/Main Street Redevelopment Plan be amended consistent with the report; and,

**WHEREAS**, on November 22, 2010, the Planning Board of the City of South Amboy resolved that pursuant to N.J.S.A. 40A:17A-7.f, the aforementioned "Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend", dated November 19, 2010 be transmitted to the City of South Amboy with revisions, as set forth in the Planning Board's Resolution of November 22, 2010;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, Middlesex County, New Jersey, as follows:

1. In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the recommendation of the Planning Board, as set forth in the aforesaid Resolution dated November 22, 2010, and regarding the Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010, prepared by Angelo J. Valetutto, P.P., of A.J.V. Engineering, Inc., with the recommended revisions, be and is hereby adopted.
2. The report entitled Broadway/Main Street Redevelopment Plan - Proposed Ordinance to Amend, dated November 19, 2010 with the revisions set forth in the Planning Board's November 22, 2010 Resolution are hereby approved and adopted.
3. The Zoning District Map included in the Zoning Ordinance is hereby amended to include the redevelopment area to which the aforesaid redevelopment plan with the approved revisions apply.
4. This Ordinance shall take effect immediately upon final passage and publication according to law.

---

FRED A. HENRY  
Council President

# EXHIBIT "E" CONT.

Attest:

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KATHLEEN VIGILANTE  
City Clerk

Approved:

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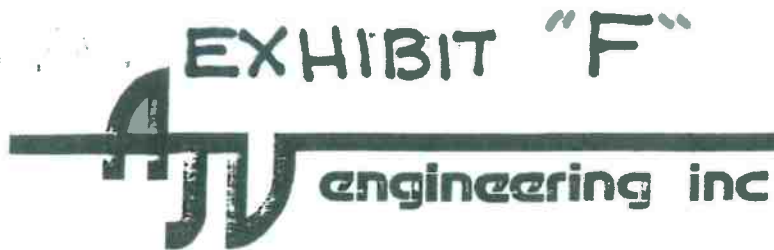
JOHN T. O'LEARY  
Mayor

Approved as to form:

---

JOHN R. LANZA  
Director of Law

Introduced on First Reading: 11/29/10  
First Publication: 12/5/10  
Approved on Final Reading: 12/15/10  
Final Publication: 12/19/10



Angelo J. Valetutto, P.E., P.F.  
Jason C. Valetutto, P.E., P.F.

November 19, 2010

Mr. Michael Wilday, Chairman  
City of South Amboy Planning Board  
140 North Broadway  
South Amboy, NJ 08879

Re: Proposed Ordinance to Amend  
Broadway/Main Street Redevelopment Plan

Dear Mr. Wilday:

Enclosed is a copy of the proposed Ordinance adopted by City Council on first reading, 11/1/10. Pursuant to N.J.S.A. 40A:12A-7, the Ordinance has been provided to the Planning Board for a recommendation and report prior to the Ordinance's second reading. The time frame for the Planning Board's recommendation and report is forty-five days from the adoption of the Ordinance's first reading. Since our next Board is meeting on 11/22/10, if we are able to make a recommendation in the form of a Resolution, including memorializing it at this meeting, we will be within our statutory time frame to respond. The following represents this office's report on the Ordinance for the Board's consideration at the meeting of 11/22/10.

The Ordinance involves a recommendation to include Block 161, Lot 25; Block 162, Lots 6 and 25.01; Block 162, Lot 6.02; and Block 161, Lot 90 in the Broadway/Main Street Redevelopment Area. All of the subject lots were either deemed as areas in need of redevelopment but were involved with objections by the owner (Block 161, Lot 25; Block 161, Lot 90; Block 162, Lot 6.02), or conditionally deemed as an area in need of redevelopment (Block 162, Lots 6 and 25.01). The objections by the owner of Block 161, Lot 25; Block 161, Lot 90; and Block 162, Lot 6.02 have now been withdrawn, while the conditions of designation as an area in need of redevelopment (Block 162, Lots 6 and 25.01) have been met since the parcels are no longer a part of Conrail's (or its successors and/or assigns) integrated rail system. Thus, all of these parcels can be placed into a Redevelopment Area subject to the terms of its Redevelopment Plan. The proposed Ordinance is recommending that these parcels be placed in the Broadway/Main Street Redevelopment Area. The parcels adjoin each other, abut, or are in the immediate proximity of the New Jersey Transit Line, and have frontage or are in close proximity to the City's waterfront. New Jersey Transit property (Block 164, Lot 7 and Block 162, Lot 6.01) is currently in the Southern Waterfront Redevelopment Area and adjoin the subject parcels to the west. Given the City's interest and success to expand its transit-oriented development, the recent completion of the City's Train Station, and that the New Jersey Transit property either abuts or is in close proximity to Main Street and Broadway, it is good planning to place the parcels in the Broadway/Main Street Redevelopment Area. However, it is strongly recommended that such a designation be complemented and strengthened by transferring the New Jersey Transit parcels

# EXHIBIT "F" CONT.

(Block 164, Lot 7 and Block 162, Lot 6.01) from the Southern Waterfront Redevelopment Area to the Broadway/Main Street Redevelopment Area.

The Ordinance recommends the following uses be added to the Broadway/Main Street Redevelopment Plan to provide for the inclusion of the parcels: "water dependent uses such as marina, ferry dock/service and all accessory uses to support the water dependent uses, such as parking, boat fueling stations, boat storage, boat repair and restaurants." It is recommended that the proposed Ordinance be revised for these uses to change the phrase "ferry dock/service" to "ferry terminal/service" to further define the development intention, and to eliminate "restaurant" use since restaurants (non-drive-in, non-fast-food) are already in the Broadway/Main Street Redevelopment Plan. It is also recommended that the following non-residential uses be added to the Broadway/Main Street Redevelopment Plan to support the findings/recommendations of both Redevelopment Plans for the City and its Master Plan. These uses would support the residential population of the City and give its residents the opportunity to meet their recreational needs. The recommended uses to be added to the Broadway/Main Street Redevelopment Plan are health and fitness clubs, public or private educational uses, community centers, commercial entertainment, recreation, nursing home, and adult and child day care.

The Broadway/Main Street Redevelopment Plan currently includes such residential uses as single family detached, single family attached, two family and multifamily. We offer that the parcels, by virtue of their size and proximity to both the waterfront and New Jersey Transit, gives the City what will be its only remaining opportunity to provide for residential uses that would accommodate South Amboy residents both early and late in their lives and thus, allow them to have the ability to find housing throughout their lives and strengthen the community atmosphere the City has enjoyed over the years. The proposed residential uses must be established to not encourage additional school age children, but provide affordable housing for those just starting out on their own, young couples, and individuals entering a time when their children are raised and moved on to their own lives and continue throughout the senior phase of their lives. Such recommended uses will safeguard the City's tax base without adversely affecting the school system and include Age-oriented residential, age-restricted residential (age 55 and over and senior housing), nursing homes, and assisted living facilities. These residential uses require the lot areas that are available with the proposed parcels, and need appropriate bulk standards.

We have reviewed the City of South Amboy Master Plan, including the latest Re-examination Report and find that its recommendation to revitalize the "Northern Broadway Area, as well as the expansion of the economic and tax basis through the encouragement of continuous upgrading of existing commercial area" would be advanced by these proposed recommendations. The proposed uses recommended to be included in the Broadway/Main Street Redevelopment Plan would accomplish that goal through allowing City residents the opportunity to stay local for their commercial/recreational needs. They will also add to the City's residential population, safeguard its economic base, and not be a burden on the City's school system. The proposed uses also do not adversely affect the Master Plans of contiguous municipalities (Borough of Sayreville) while meeting the goals of both the Middlesex County Master Plan that anticipates the proposed development for South Amboy, and the State Development and Redevelopment Plan policies such as redevelopment, housing, and active recreation and projects that provide for a higher magnitude of benefit for the public.

# EXHIBIT "F" CONT.

The implementation of these proposed uses cannot be accomplished without the establishment of appropriate bulk standards. The following is recommended for new bulk standards for the Broadway/Main Street Redevelopment Plan to provide for the proposed uses:

## A. Age-Oriented Residential

1. Minimum lot size: 5 acres
2. Minimum number of one bedroom/studio units: 65%
3. Maximum number of two bedroom units: 35%
4. Minimum front setback: 25 feet
5. Minimum side yard setback: 10 feet
6. Minimum total side yard setback: 25 feet
7. Minimum rear yard setback: 25 feet
8. Maximum density: 12 units/acre\*
9. Off-street parking
  - One bedroom/studio: 1.0/unit + 20% for visitors
  - Two bedroom: 2.0/unit
10. Minimum unit size (gross floor area)
  - One bedroom/studio: 800 sf
  - Two bedroom: 1,000 sf
11. Maximum building height: 60 feet/5 stories
12. Maximum lot coverage: 50%
13. Maximum impervious coverage: 80%

\* A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e. adjoining property owners, waterfront access)

## B. Age-restricted Residential (55 and over, senior housing, age assisted living facilities)

1. Minimum lot size: 3 acres
2. Maximum building height: 60 feet/5 stories
3. Maximum density: 34.5 units/acre
4. Maximum lot coverage: 30%
5. Maximum impervious coverage: 40%
6. Minimum off-street parking: 1/unit + 10% for visitors
7. Age-Oriented Residential (items A4, A5, A6, and A7)

## C. Nursing homes/age-assisted living residential

1. Minimum lot size: 2 acres
2. Minimum off-street parking: 1/employee maximum shift + 10%
3. Remaining bulk standards as Age-Oriented Residential (items A4, A5, A6, A7, A11, A12, and A13)

## D. Health and fitness club, community centers, commercial entertainment and recreational

1. Minimum lot size: 1.0 acre
2. Minimum off-street parking: 1/200 gross floor area
3. Maximum building height: 42 feet/3 stories

# EXHIBIT "F" CONT.

4. Remaining bulk standards as Age-Oriented Residential (items A4, A5, A6, A7, A12, and A13)
- E. Marina terminal/service and water dependent uses\*\*
1. Minimum lot size: 5.0 acres
  2. Minimum off-street parking: to be determined by Planning Board as part of Site Plan review
  3. Minimum setback from waterfront: 5 feet
  4. Remaining bulk standards same as Age Oriented Residential (items A4, A5, A6, A7, A12, and A13)

\*\* Due to the variety of uses within these water dependant development uses, the Planning Board shall establish criteria not indicated on a case-by-case basis and be flexible with the stated standards.

In summary, it is recommended that the proposed Ordinance be recommended to be amended to include the following uses in the Broadway/Main Street Redevelopment Plan:

"Water dependent uses such as ferry terminal/service and all accessory uses to support water dependent uses, such as parking, boat fueling stations, boat storage, boat repair, age-oriented residential, age-restricted residential (55 and over and senior housing), nursing homes, and age assisted living facilities, health and fitness clubs, private or public educational uses, community centers, commercial entertainment, recreation nursing homes, adult day care, child day care." It is further recommended that the Broadway/Main Street Redevelopment Plan be amended to include the bulk standards as identified above.

It is important that the City provide for the types of uses with the bulk standards to continue to implement the goals and objectives of the Master Plan/Master Plan Update, as well as the adopted Broadway/Main Street Redevelopment Plan. The parcels that are part of the proposed Ordinance represent the largest remaining tracts of land to be redeveloped and achieve the overall goals of the City's Redevelopment.

Very truly yours,

  
Angelo J. Valetutto, P.E., P.P.  
Board Consultant

Pc: All Board members w/section of zoning map and ordinance  
Joseph J. Maraziti, Jr., Esq., w/section of zoning map and ordinance  
Ms. Linda Garnett, w/section of zoning map and ordinance

# EXHIBIT "G"

## VII. LAND USE PROVISIONS AND STANDARDS

### A. Permitted Uses

1. Residential - single family detached, single family attached, two family, and multifamily.
2. Non-residential - antique shops; apparel; appliance stores; artist's supply; bakery shops; bank and trust companies; barbershops; beauty and cosmetic shops; bicycle shops; book, periodical and newspaper sales; business offices; butcher shops or meat markets (no slaughtering permitted); candy shops; card shops; ceramic shops; cigars and tobacco; cleaner pickup or laundry pickup only; coin dealers; dairy products; delicatessens; drugstores; finance companies; florists; fruit stores and vegetable markets; gift shops; grocery stores; hardware stores; hobby shops; ice cream shops; jewelry shops; libraries; liquor stores; locksmiths; luncheonettes (non-drive-in); medical offices; musical instrument stores; newsstands; notaries; paint, glass and wallpaper stores; pet shops; pharmacies; photography studios; police and fire stations; professional offices; public utilities' offices; post offices; real estate and insurance; record shops; restaurant (non-drive-in, non-fast-food); savings and loan associations; seafood stores; senior housing; shoe or hat repair shops; specialty food stores; sporting goods stores; stationery stores; tailors; taverns; television, radio and electronics sales and service; travel agencies.
3. Mixed - residential over top of permitted non-residential uses.

### B. Permitted Accessory Uses

1. Off-street side yard/rear yard parking spaces.
2. Off-street rear yard loading spaces.
3. Public parking lots.
4. Fences, walls, storage sheds, and raised decks.

# EXHIBIT "G" CONT.

## C. Bulk Standards

- |                                    |                        |
|------------------------------------|------------------------|
| a. Minimum lot area                | 2,500 square feet      |
| b. Minimum lot width               | 25 feet                |
| c. Minimum lot depth               | 100 feet               |
| d. Minimum front yard setback      | 0 feet                 |
| e. Minimum side yard setback       | 0 feet                 |
| f. Minimum total side yard setback | 0 feet                 |
| g. Minimum rear yard setback       | 25 feet                |
| h. Maximum lot coverage            | 50%                    |
| i. Maximum building height         | 42 feet/3 stories      |
| j. Off-street parking              |                        |
| 1. Retail uses                     | 1/200 square feet      |
| 2. Restaurant                      | 1/100 square feet      |
| 3. Medical offices                 | 1/100 square feet      |
| 4. Residential                     | 2/du                   |
| k. Maximum density                 | 7.75 units/gross acre* |

\* A density credit of one unit/gross acre for every two additional off-street parking spaces for public use (i.e., adjoining property owners)

## VIII. SOUTH AMBOY MASTER PLAN AND ZONING

Both the 1974 and 1983 Master Plans, as well as the 1995 Master Plan Reexamination Report, recommends the revitalization of the Northern Broadway Area, as well as the expansion of the economic and tax basis through the encouragement of continuous upgrading of existing commercial areas. Thus, the Broadway/Main Street Redevelopment Plan is consistent with the goals and objectives of the City's Master Plan by improving the downtown area in need of redeveloping while helping to meet an increasing demand for off-street parking.

## IX. COMPARISON WITH OTHER MASTER PLANS

The LRHL requires that a Redevelopment Plan evaluate its relationship to the master plans of contiguous municipalities, the County and the State Development and Redevelopment Plan (SDRP).

### A. Sayreville Borough Master Plan

The Broadway/Main Street Redevelopment Area is situated just north of the Borough of Sayreville border with no vehicular connection. The Sayreville Master Plan is

# EXHIBIT "H"

CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX

## ORDINANCE #6-2005

### AN ORDINANCE EXCLUDING BLOCK 160, LOT 1.03 FROM THE NORTHERN WATERFRONT REDEVELOPMENT PLAN AND INCLUDING BLOCK 160, LOT 1.03 IN THE BROADWAY/MAIN STREET REDEVELOPMENT PLAN

**WHEREAS**, the Council of the City of South Amboy, after the required review and recommendation by the South Amboy Planning Board, designated the property known and designated on the Tax Map as Block 160, Lot 1.03 as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and

**WHEREAS**, Block 160, Lot 1.03 is presently in the Northern Waterfront Redevelopment Area and subject to the Northern Waterfront Redevelopment Plan; and

**WHEREAS**, on February 2, 2005, the Council of the City of South Amboy adopted Resolution No. 41-2005, referring to the Planning Board for its review, report and recommendation for the removal of Block 160, Lot 1.03 from the Northern Waterfront Redevelopment Plan and transferring it into and as part of the Broadway/Main Street Redevelopment Plan; and

**WHEREAS**, the Planning Board, after its review and consideration, recommended to the Council that the Northern Waterfront Redevelopment Plan be amended to exclude Block 160, Lot 1.03 and that the Broadway/Main Street Redevelopment Plan be amended to include Block 160, Lot 1.03, as set forth in its February 22, 2005 resolution;

**NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED** by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, as follows:

1. The recommendations of the Planning Board, as set forth in its February 22, 2005 resolution, entitled "Resolution of the Planning Board of the City of South Amboy Recommending the Exclusion of Block 160, Lot 1.03 from the Northern Waterfront Redevelopment Plan and the inclusion of Block 160, Lot 1.03 in the Broadway/Main Street Redevelopment Plan" are hereby adopted.
2. The Northern Waterfront Redevelopment Plan is, hereby, amended to exclude Block 160, Lot 1.03 and the Broadway/Main Street Redevelopment Plan is, hereby, amended to include Block 160, Lot 1.03.
3. The Zoning District Map included in the Zoning Ordinance is, hereby, amended to reflect the aforesaid amendments to the Northern Waterfront Redevelopment Plan and the Broadway/Main Street Redevelopment Plan.
4. This Ordinance shall take effect immediately upon final passage and publication according to law.
5. The Municipal Clerk shall serve certified copies hereof upon the South Amboy Planning Board and the South Amboy Redevelopment Agency.

ATTEST:

KATHLEEN VIGILANTE  
Municipal Clerk

APPROVED AS TO FORM:

JOHN R. LANZA  
Director of Law

JAMES C. REICK  
Council President

APPROVED:

JOHN T. O'LEARY  
Mayor

# EXHIBIT "H" CONT.

**Introduced of First Reading:** 3/2/05  
**Date of Publication:** 3/6/05  
**Adopted on Second Reading:** 3/16/05  
**Date of Second Publication:** 3/20/05

**CITY OF SOUTH AMBOY  
COUNTY OF MIDDLESEX**

**ORDINANCE 05-2020**

**BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$3,804,314 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,047,292 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the City of South Amboy, in the County of Middlesex, New Jersey (the "City") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$3,804,314, including a grant from the State of New Jersey Department of Transportation in the amount of \$607,164 for the purpose described in Section 3(c) (the "State Grant") and further including the aggregate sum of \$149,858 as the several down payments for the improvements or purposes required by the Local Bond Law. Pursuant to N.J.S.A. 40A:2-11(c), no down payment is provided for the costs of the improvement described in Section 3(c) since the improvement is being partially funded by the State Grant. The down payment is at least 5% of the purposes or improvements that are not being covered by the State Grant. The down payments have been made available by virtue of provision for

down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and the State Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$3,047,292 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation &amp; Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds &amp; Notes</u>	<u>Period of Usefulness</u>
a) Improvements to the Senior Center bathrooms and replacement of City Hall bathroom partitions, including all work and materials necessary therefor and incidental thereto.	\$23,000	\$21,850	15 years

<p>b) The acquisition of equipment for the Police Department, including live scan equipment, Simunition training equipment and front desk virtual upgrade and further including all related costs and expenditures incidental thereto.</p>	<p>\$35,150</p>	<p>\$33,392</p>	<p>5 years</p>
<p>c) Improvements to South Broadway Avenue, including all work and materials necessary therefor and incidental thereto.</p>	<p>\$807,164 (includes the \$607,164 State of New Jersey Department of Transportation Grant)</p>	<p>\$200,000</p>	<p>10 years</p>
<p>d) The acquisition of equipment for the Road Department, including truck bodies and further including all related costs and expenditures incidental thereto.</p>	<p>\$50,000</p>	<p>\$47,500</p>	<p>15 years</p>
<p>e) Various drainage improvements throughout the City, including all work and materials necessary therefor and incidental thereto.</p>	<p>\$50,000</p>	<p>\$47,500</p>	<p>10 years</p>
<p>f) The 2020 Road Improvement Program, all as set forth on a list on in the Office of Clerk, including all work and materials necessary therefor and incidental thereto.</p>	<p>\$500,000</p>	<p>\$475,000</p>	<p>10 years</p>

g) Improvements to ball fields throughout the City, including all work and materials necessary therefor and incidental thereto.	\$750,000	\$712,500	15 years
h) Raritan Street and Feltus Street Pump Station replacements, including all related costs and expenditures incidental thereto and further including all work and materials necessary therefor and incidental thereto.	\$50,000	\$47,500	40 years
i) The acquisition of fire trucks for the Fire Department, including all related costs and expenditures incidental thereto.	\$1,140,000	1,083,000	10 years
k) The acquisition of equipment for the Fire Department, including air packs and turn out gear and further including all related costs and expenditures incidental thereto.	\$290,000	\$275,500	5 years
l) The acquisition of equipment for the Fire Department and the Office of Emergency Management, including air bag equipment, trailer and barriers and storage shed, and further including all related costs and expenditures incidental thereto.	\$53,000	\$50,350	5 years

m) Technology improvements to City Hall, including server replacements and wireless access upgrades and further including all materials and work necessary therefor and incidental thereto.	\$45,000	\$42,750	5 years
n) The acquisition of ergonomic furniture for the Municipal Court, including all related costs and expenditures incidental thereto.	<u>\$11,000</u>	<u>\$10,450</u>	5 years
<b>TOTALS:</b>	<u>\$3,804,314</u>	<u>\$3,047,292</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of

the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation 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 the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. 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 current expenses. They are all improvements or purposes that the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 11.07 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the 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 City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$3,047,292, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$500,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The City hereby declares the intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or, if other than the State Grant referred to in Section 1 hereof, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations

authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City 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 City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Deborah Brooks  
Municipal Clerk

Introduced on First Reading: May 26, 2020  
First Publication: May 29, 2020  
Approved on Final Reading: June 17, 2020  
Final Publication:

**MINUTES FOR SPECIAL COUNCIL MEETING MAY 26, 2020**

The Meeting held electronically at South Amboy City Hall, 140 North Broadway, South Amboy, New Jersey, was called to order by Council President Gross at 7:00 P.M. The City Clerk read the Opening Prayer and all recited the Pledge of Allegiance.

PRESENT: Councilwoman Dato, Councilman McLaughlin, Councilwoman Noble, Councilman Reilly, and Council President Gross.

ALSO PRESENT: Fred A. Henry, Mayor, Glenn Skarzynski, Business Administrator, Deborah Brooks, City Clerk, Francis Womack, Director of Law, OEM Director Mark Herdman, City Engineer Mark Rasimowicz, Chief LaVigne and Ofc. Noble

Clerk Brooks read the Notice of Publication Certification and noted this meeting was being held electronically because of the current Covid19 Virus Pandemic. The public has been notified of the telephone number to call to access the teleconferenced meeting.

\*\*\*\*\*  
**DISCUSSION:** Police personnel – Grievance (Carried from the May 6, 2020 meeting)

After lengthy discussion, on motion of Ms. Dato, seconded by Mr. Reilly, the Council voted to uphold and affirm the denial of Ofc. Noble’s grievance by the Business Administrator. Ayes: Dato, Reilly, Gross, Nays: McLaughlin, Abstain: Noble

\*\*\*\*\*  
**RESOLUTIONS:**

**RESOLUTION NO. 20-227**  
**APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby receive and approve the payment of the bill list dated May 14, 2020, as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

**MOVED by:** Ms. Dato of the Council of the City of South Amboy, that Resolution No. 20-227 is hereby approved. **SECONDED by:** Mr. McLaughlin. **ROLL CALL VOTE:** All in favor.

**RESOLUTION NO. 20-228**  
**APPROVAL AND RELEASE OF MINUTES**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby approve and release the Council Minutes of the May 6, 2020 Business Meeting.

**MOVED by:** Mr. McLaughlin of the Council of the City of South Amboy, that Resolution No. 20-228 is hereby approved. **SECONDED by:** Ms. Noble. **ROLL CALL VOTE:** All in favor.

\*\*\*\*\*  
**CONSENT AGENDA:**

The following items are considered to be routine by the City Council and will be acted upon in one motion. There will be no separate discussion of these items unless a Council member so requests. In this event, the item will be removed from the Consent Agenda and considered in the normal sequence of the Agenda.

**MOVED by:** Ms. Dato of the Council of the City of South Amboy, that Resolution

#20-229 through #20-237 are hereby approved. **SECONDED by:** Mr. McLaughlin. **ROLL CALL VOTE:** All in favor.

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NO. 20-229 EXEMPT VETERAN – MOGLIA

NO. 20-230 RESOLUTION AUTHORIZING EXECUTION OF MODIFICATION #2 TO THE FEDERAL AID AGREEMENT FOR SOUTH AMBOY INTERMODAL CENTER, REMEDIATION OF FORMER CONRAIL AND SPECTRASERVE PROPERTIES

NO. 20-231 AUTHORIZATION FOR PURCHASE OF INTERCEPTOR SUV AND FORD F-250 SUPERCAB TRUCK FOR POLICE DEPARTMENT

NO. 20-232 TAX REFUND – JACKSON

NO. 20-233 RESOLUTION FOR APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NJDOT FOR THE FELTUS STREET, PHASE II ROADWAY AND PEDESTRIAN IMPROVEMENTS PROJECT

NO. 20-234 AUTHORIZE AGREEMENT FOR SHARED SERVICES WITH WOODBRIDGE TOWNSHIP FOR OPIOID OVERDOSE RECOVERY PROGRAM

NO. 20-235 RESOLUTION PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87 (CH. 159, P.L. 148) – PUBLIC AND PRIVATE REVENUES OFFSET BY APPROPRIATIONS

NO. 20-236 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH AMBOY SUPPORTING THE ENACTMENT OF ASSEMBLY BILL NO. 3971 AND SENATE BILL NO. 2475 TO AUTHORIZE THE ISSUANCE OF CORONA VIRUS RELIEF BONDS BY MUNICIPALITIES AND COUNTIES

NO. 20-237 A RESOLUTION OF THE SOUTH AMBOY CITY COUNCIL AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF SOUTH AMBOY AND THE COUNTY OF MIDDLESEX FOR RECEIPT OF CARES ACT FUNDS

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**ORDINANCES:**

**INTRODUCTION/FIRST READING:**

**ORDINANCE 05-2020**

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SOUTH AMBOY, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$3,804,314.00 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,047,292.00 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

**MOVED by:** Ms. Noble, that Ordinance #05-2020 be introduced on first reading and advertised for second reading which is scheduled for the June 17, 2020 meeting.

**SECONDED by:** Mr. McLaughlin, **ROLL CALL VOTE: All in favor.**

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## **COMMENTS:**

Ms. Noble: Be safe and be well.

Ms. Dato:

- Congratulated Council President Gross for doing such a good job in difficult circumstances
- Reminded everyone to complete the 2020 Census
- Reminded everyone the Primary election was moved to July 7<sup>th</sup> and will be by mail in ballot.

Mr. Reilly:

- Thanked 1st Presbyterian Church Food Pantry for their outstanding work, and thanked the FOSA for their continued success in fund raising.
- Sent condolences to the families of Gary Gathas, Keith Mannion, and Joe Szaro.
- Asked about the status of the re-opening plan for the City Hall. BA Skarzynski, Ms. Kudelka, Health Officer Lloyd and Clerk Brooks are putting together a plan consisting of the requirements of masks, installation of sanitizer station, plexiglass barriers, etc. They are waiting on guidance from the Governor to finalize.
- Inquires as to whether or not anyone had information on the new owner of Woodmont. BA Skarzynski will follow up.
- Was informed that the first aid plan was still in progress.
- Requested the meeting agendas be put on Facebook as early as possible
- Inquired about the status of the 140 and 218 George St. property maintenance violations
- Requested an amendment to the City Code addressing problems in electronic meetings which may arise and steps to immediately close the meeting.
- Received the status of posting Kurt Gorman on the Home Town Heroes page.
- Received confirmation that the 4 hour parking limitation on First street had been suspended and the signs will be removed.
- Requested the City adopt their own inspection processes for boarding houses.

President Gross:

- Proposed taking advantage of the State program which turns over the responsibility of boarding homes inspections to the local authority. He will send the information to the BA.

Mr. McLaughlin:

- Thanked Mark Herdman, Chief LaVigne, Tim Walzack and Bob O'Connor for their continued good work during these difficult times.
- Asked if there was any timeline for the reopening of hair salons and other service businesses. The BA responded that they are waiting on the Governor.
- Inquired as to the status of the maintenance violations on the house at 4<sup>th</sup> and Potter and was informed that there had been summons issued but since the courts had been closed things had stalled. The courts are in the process of reopening so there should be some forward movement.
- Agreed with Mr. Reilly that moving forward with the next developer there should not be a PILOT program.
- Confirmed with BA Skarsynski that the proposed apartment project on Ridgeway and Raritan had been reduced from 6 to 4 units.

- Received the status of the local job hiring for the Manhattan Beach project from BA Skarzynski and requested Mr. SKarzynski reach out again to the builder to encourage them to keep communications open with local hiring groups.

Mr. Gross:

- Received a status update on the demolition of 131 Broadway, noting it was a disgrace that had been allowed to stand for much too long.
- Proposed our inspectors start using the state system for the inspections on boardinghouses.
- Reported he is waiting on word from the Governor regarding the opening of summer camps and public pools and believed something would be forthcoming in the near future.
- Thanked the First Aid, OEM, PD and FD for their continued good works and the St. Mary's and 1<sup>st</sup> Presbyterian churches and FSA for their efforts in keeping the food pantries up and running.
- Suggested the Director of Recreation begin a call-in well check program for the Senior Citizens of the City.
- Agree with Mr. Reilly and Mr. McLaughlin that it would be good to get a report from SARA regarding the new developer that had purchased Woodmont.
- Noted that the County would be handling the complaints regarding Cambridge Paving as he had a conflict of interest.
- Suggested that the City begin to provide shirts with the City's logo as well as photo ID's on lanyards for the inspectors.

**PUBLIC COMMENTS:** No comments.

**CLOSED SESSION**

**RESOLUTION NO. 20-238**

**WHEREAS**, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b) (1-9) permits the exclusion of the public from a meeting in certain circumstances;

**WHEREAS**, the Council is of the opinion that such circumstances exist.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of South Amboy, County of Middlesex and State of New Jersey, as follows:

1. The public shall be excluded from discussion of, action on, and reading of the minutes of Closed Session of May 26, 2020.
2. The general nature of the subject matters to be discussed is as follows:

Litigation:

- Venetian/Sewage Status
- 131 S. Broadway demolition

3. It is anticipated at this time that the above stated subject matters will be made public when the matters are concluded or as soon thereafter as it is deemed to be in the public interest to do so.
4. This Resolution shall take effect immediately.

**MOVED by:** Ms. Dato, of the Council of the City of South Amboy, that Resolution 20-238 is hereby adopted and the public session of the meeting is adjourned.  
**SECONDED by:** Mr. McLaughlin, **ROLL CALL VOTE:** All in favor.

Respectfully submitted,

Deborah Brooks  
Municipal Clerk

**MINUTES FOR BUSINESS MEETING JUNE 3, 2020**

The Meeting held electronically at South Amboy City Hall, 140 North Broadway, South Amboy, New Jersey, was called to order by Council President Gross at 6:00 P.M. The City Clerk read the Opening Prayer and all recited the Pledge of Allegiance.

PRESENT: Councilwoman Dato, Councilman McLaughlin (arrived at 6:30pm), Councilwoman Noble, Councilman Reilly, and Council President Gross.

ALSO PRESENT: Fred A. Henry, Mayor, Glenn Skarzynski, Business Administrator, Deborah Brooks, City Clerk, Francis Womack, Director of Law, OEM Director Mark Herdman, and City Engineer Mark Rasimowicz were also present.

Clerk Brooks read the Notice of Publication Certification and noted this meeting was being held electronically because of the current Covid19 Virus Pandemic. The public has been notified of the telephone number to call to access the teleconferenced meeting.

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**RESOLUTION NO. 20-239**  
**APPROVING PAYMENT OF BILLS**

**BE IT RESOLVED**, that the City Council of the City of South Amboy does hereby receive and file the bills list dated May 28, 2020, as presented by the Chief Financial Officer.

**BE IT FURTHER RESOLVED**, that the bills list be appended to the official minutes.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution No. 20-239 is hereby approved. **SECONDED by:** Ms. Dato **ROLL CALL VOTE:** Ayes: Dato, Noble, Reilly, Gross Abs: McLaughlin

**RESOLUTION NO. 20-240**  
**RESCIND CLUB LICENSE 2018-2019**

**WHEREAS**, Resolution No.105-2018, adopted on June 20, 2018 authorized renewal of Club License No. 1220-31-047-001 for the period July 1, 2018 to June 30, 2019;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, that the Renewal granted to Club License No. 1220-31-047-001 in Resolution No. 105-2018 is hereby rescinded.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution No. 20-240 is hereby approved. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes: Dato, Noble, Reilly, Gross Abs: McLaughlin

**RESOLUTION NO. 20-241**  
**PRO NUNC TUNC CLUB LICENSE RENEWAL 2018-2019**

**WHEREAS**, Resolution No.20-240, adopted on June 03, 2020 rescinded the renewal of Club License No. 1220-31-047-001 for the period July 1, 2018 to June 30, 2019;

**WHEREAS**, the application for renewal of Club License No. 1220-31-047-001 for the period July 1, 2018 to June 30, 2019 has been received; and

**WHEREAS**, the submitted renewal application forms are complete in all respects, renewal fees have been paid and tax clearance has been received pursuant to P.L. 1995, Chapter 161;

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED** by the City Council of the City of South Amboy, New Jersey, that the Club License No. 1220-31-047-001 for the period July 1, 2018 to June 30, 2019, be in accordance with the Alcoholic Beverage Law, N.J.S.A. 33:1-3.1, et seq., and the rules and regulations issued pursuant to the Act. This resolution is reapproved pursuant to N.J.S.A. 33:1-12.39 NUNC PRO TUNC to July 1, 2018.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution No. 20-241 is hereby approved. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes: Dato, Noble, Reilly, Gross Abs: McLaughlin

### **RESOLUTION #20-242**

Plenary Retail License 1220-33-005-006 rescinding license for 2019 – 2020 renewal

**WHEREAS**, Resolution No.121-2019, adopted on July 8, 2019 authorized renewal of Plenary Retail License No. 1220-33-005-006 for the period July 1, 2019 to June 30, 2020;

**WHEREAS**, the licensee failed to pay the ABC licensing fee to complete the 2019-2020 renewal;

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of South Amboy, County of Middlesex, State of New Jersey, that the Renewal granted to Plenary Retail License No. 1220-33-005-006 in Resolution No. 121-2019 is hereby rescinded.

**MOVED by:** Ms. Noble of the Council of the City of South Amboy, that Resolution No. 20-242 is hereby approved. **SECONDED by:** Mr. Reilly. **ROLL CALL VOTE:** Ayes: Dato, Noble, Reilly, Gross Abs: McLaughlin

### **RESOLUTION #20-243**

**Estimated Tax bill – Third Quarter**

**WHEREAS**, the governing body of the City of South Amboy, County of Middlesex, State of New Jersey has determined that there will be insufficient cash flow to support operations in late July 2020 unless third quarter revenue is received on time, and

**WHEREAS**, the Tax Collector and Chief Financial Officer have reviewed and computed an estimated tax levy in accordance with N.J.S.A. 54:4-66.3,

**NOW, THEREFORE BE IT RESOLVED** that the Governing Body of the City of South Amboy, County of Middlesex, State of New Jersey, hereby authorizes that:

- 1 The Tax Collector is directed to prepare, and issue estimated tax bills for the Municipality of the City of South Amboy for the third quarter 2020, in accordance with the provisions of N.J.S.A. 54: 4-66.2 et seq.
2. The entire tax levy for 2020 is hereby set at \$25,512.884
3. The tax collector takes additional steps necessary to immediately implement this Resolution.

**MOVED by:** Mr. Reilly of the Council of the City of South Amboy, that Resolution No. 20-243 is hereby tabled . **SECONDED by:** Mr. Gross. **ROLL CALL VOTE:** Ayes: Dato, Noble, Reilly, Gross Abs: McLaughlin

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**DISCUSSION:**

- a.) Discuss additional vendor for deferred compensation – approved for next agenda Mr. Gross will abstain as he has a conflict of interest.
- b.) Discuss a resolution for release of cash bond – 381 Highland St. – approved for next agenda

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**COMMENTS:**

Ms. Noble:

- Confirmed the City will be allowing outside seating for local restaurants starting June 15<sup>th</sup>.
- Stated Mr. McLaughlin had requested that the City look into the problem of the trucks on Main Street from Cambridge Paving blocking Raritan St. BA Skarzynski and the Police Department are working on the issue.

Ms. Dato:

- Stated the new outdoor dining rules are good for both the restaurants business and the citizens of the City to have somewhere to go.
- Was happy about the milling and paving work being done on John T. O’Leary Blvd., as well as the sidewalks installation. The area where the sidewalks are being installed is heavily trafficked and the sidewalks will be very helpful.
- Requested BA Skarzynski and Clerk Brooks work toward getting the agenda viewable on the GoTo Meeting screen for the viewers.
- Received update on the status of the Stillwagon house that had had the fire. BA Skarzynski reported the owner had recently undergone a serious surgery and had not been aware of the summonses. The outside area has been remediated and the building department is awaiting demolition permits to be filed.
- Agreed with President Gross that having “well check” phone calls to the seniors is a good idea. BA Skarzynski reported the recreation department had already begun making these calls.

Mr. Reilly:

- Thanked FOSA and 1<sup>st</sup> Presbyterian church for their ongoing fund raising and food pantry work.
- Received confirmation that the baseball fields at this time are only open for small groups to gather with correct social distancing. The batting cages are open.
- Requested the City move forward with the sewer bill grace period.
- Received confirmation that SARA was meeting tomorrow and requested the information be posted on Facebook.
- Stated that the illegal pallet operation was still active and needed to be shut down. It is both illegal and a fire hazard.
- Received confirmation that there was no change in the status of the Fire Department/1<sup>st</sup> Aid merger.
- Received confirmation that the door that had been broken, in the robbery of the Historical Society building, had been repaired and new doors had been ordered. Inquired about adding an alarm/camera security to the Historical building.
- Reported that Rosewell Street was in deplorable condition and was advised that the lawns had been cut and the property was in the process of being foreclosed on by the City.
- Received confirmation that there have been no plans submitted on the Wische Property by developers.
- Received confirmation that the staff will be back full time on June 22<sup>nd</sup> with no firm date on when the City will be open to the public.

Mr. McLaughlin:

- Thanked Emergency Services for their continued efforts and received confirmation that the time line for the Fire Department/1<sup>st</sup> Aid merger was likely not before the end of this year.
- Received confirmation that the 4<sup>th</sup> St. property had received summons and was due in court as soon as the courts reopened.
- Requested follow up with the violations issue at the house on Catherine and Pine.
- Thanked Ms. Noble for bringing up the situation at Cambridge Paving while he was on another call.

Pres. Goss:

- Agreed with Ms. Noble and Mr. McLaughlin about the status of Cambridge Paving trucks blocking Raritan Avenue and requested a heavy police presence to prevent any further illegal actions like truck idling, etc.
- Wanted the owner of the Pallet Operation to be picked up as there is a warrant on the owner.
- Requested that Clerk be more careful with the agenda, less mistakes.

Mayor Henry:

- Stated that he thought everyone had made good comments
- Noted that some projects moved slower than we liked, but it was important to do them correctly.
- Sent condolences to the family of the citizen killed last Friday night and hoped it comes to a successful conclusion. Requested anyone with information on the event reach out to the Police Department.

Mr. Skarzynski:

- Reported the staff is working hard to get back to business as usual.

Mr. Rasimowicz:

- Reported there was an emergency sewer repair at Raritan and Main Streets, the resolution will be on the next agenda.
- Reported the contractors will begin work on Stevens Avenue next Tuesday.

Mr. Womack:

- Reported he had distributed a proposed OPMA Ordinance amendment to the Council. Requested any comments or changes be sent to him and he will have it on the next agenda for introduction/first reading.
- Noted he will take a look at the Pallet Operation site and see if there are any other avenues to approach in addition to the warrant already issued.

**PUBLIC COMMENTS: - No public**

**ADJOURNMENT OF MEETING:**

On motion by Mr. McLaughlin, seconded by Ms. Noble and carried unanimously, the meeting was adjourned at 7:02 pm.

Respectfully submitted,

Deborah Brooks, RMC  
City Clerk



June 11, 2020  
10:30 AM

CITY OF SOUTH AMBOY  
Bill List By Vendor Id

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
<b>AMAZ0005 Amazon Business Account</b>											
Continued											
20-01122	05/28/20	City Hall	COVID-19 supplies	Continued							
Tracking Id: COVID-19 COVID-19											
Vendor Total:		188.91									
<b>B0000004 Borough of Sayreville</b>											
20-01227	06/10/20	5/29/20 Raritan St	Sewer OT								
1	5/29/20	Raritan St	Sewer OT	1,395.46	0-01-26-307-299	B Sewer: Miscellaneous Other Expenses	R	06/10/20	06/10/20	5/29/20 SEWER	N
Vendor Total:		1,395.46									
<b>B0000033 B &amp; H Photo Video</b>											
20-01077	05/18/20	Mini-Converter	SDI to HDMI								
1		Mini-Converter	SDI to HDMI	160.58	0-01-20-110-299	B Mayor/Council: Misc Other Expenses	R	05/18/20	06/10/20	171968628	N
Vendor Total:		160.58									
<b>C0000002 Cablevision of Raritan Valley</b>											
20-01138	05/28/20	5/22/20-6/21/20	102 N Feltus								
1	5/22/20-6/21/20	102 N Feltus		115.39	0-01-31-430-245	B Utilities - Internet	R	05/28/20	06/10/20		N
20-01171	06/02/20	6/1/20-6/30/20	- SARA								
1	6/1/20-6/30/20	- SARA		157.44	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20		N
20-01172	06/02/20	6/1/20-6/30/20-427	Bordentown								
1	6/1/20-6/30/20-427	Bordentown		95.39	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20		N
20-01173	06/02/20	6/1/20-6/30/20-109	George St								
1	6/1/20-6/30/20-109	George St		115.39	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20		N
20-01174	06/02/20	6/1/20-6/30/20-129	N Broadway								
1	6/1/20-6/30/20-129	N Broadway		95.39	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20		N
20-01175	06/02/20	6/1/20-6/30/20-400	Raritan St								
1	6/1/20-6/30/20-400	Raritan St		95.39	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20		N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
<b>C0000002 Cablevision of Raritan Valley Continued</b>											
20-01176	06/02/20	6/1/20-6/30/20-401	Main St OEM								
1 6/1/20-6/30/20-401	67.96	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20					N
20-01229	06/11/20	6/8/20-7/7/20-108	S. Stevens								
1 6/8/20-7/7/20-108	163.90	0-01-31-430-245	B Utilities - Internet	R	06/11/20	06/11/20					N
20-01230	06/11/20	6/8/20-7/7/20-City	Hall								
1 6/8/20-7/7/20-City	205.79	0-01-31-430-245	B Utilities - Internet	R	06/11/20	06/11/20					N
Vendor Total:		1,112.04									
<b>C0000018 Custom Bandag, Inc.</b>											
20-01031	05/08/20	Tires - police & dpw	stock	20-00017	C						
1 Tires - police & dpw	2,844.15	0-01-26-315-235	B Vehicle Maint: Tires & Tubes	R	01/28/20	06/10/20			40205018		N
20-01111	05/26/20	Stock mechanics - tires		20-00017	C						
1 Stock mechanics - tires	2,081.64	0-01-26-315-235	B Vehicle Maint: Tires & Tubes	R	01/28/20	06/10/20			40205214		N
Vendor Total:		4,925.79									
<b>C0000023 Central Jersey Security</b>											
20-01216	06/09/20	City Hall - sprinkler-	alarm								
1 City Hall - sprinkler-	96.00	0-01-26-310-150	B B&G: Other Contractual Services	R	06/09/20	06/09/20			91822		N
Vendor Total:		96.00									
<b>C0000108 Center State Engineering</b>											
20-01156	06/01/20	April'20 General	Engineering	20-00012	C						
1 April'20 General	3,000.00	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	06/01/20	06/10/20			9896		N
2 April'20 General	3,290.50	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	06/01/20	06/10/20			9938		N
3 Bldg Demo-John & Broadway	480.50	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	06/01/20	06/10/20			9927		N
4 Radford Ferry Project Mgmt.	745.00	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	06/01/20	06/10/20			9883		N
5 Tax Map Maintenance	26.50	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	06/01/20	06/10/20			9892		N
6 NRG/South Amboy Division	2,906.00	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	01/27/20	06/10/20			9899		N
7 Grant Applications	1,285.50	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	01/27/20	06/10/20			9895		N
8 Feltus & 6th Road Improv.	9,541.00	0-01-20-165-195	B Engineer: Professional Consultant & Spec	R	01/27/20	06/10/20			9867		N





Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
<b>J0000004 Jersey Central Power &amp; Light Co</b>											
20-01222	06/09/20	May '20 Billing									
1 May '20 Billing	482.95	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				95008613315	N
2 200 001 069 018	634.70	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				9500861394	N
3 200 001 069 026	3,076.51	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				65008613495	N
4 200 001 069 034	9,361.01	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				95008613496	N
5 200 000 010 930	352.14	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				95008613314	N
6 200 001 069 000	693.39	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				95008613493	N
7 200 000 010 922	346.96	0-01-31-430-200	B Utilities - Electric	R	06/09/20	06/09/20				95008613313	N
	<u>14,947.66</u>										
Vendor Total:	14,947.66										
<b>J0000010 Johnny on the Spot, LLC</b>											
20-01190	06/04/20	Site 1414250007									
1 Site 1414250007	111.95	0-01-28-370-095	B Recreation: Maintenance Agreement	R	06/04/20	06/10/20				0005905497	N
Vendor Total:	111.95										
<b>K0000032 Kiradhar, Inc.</b>											
20-01223	06/10/20	May'20 Gas Invoice		20-00019	C						
1 May'20 Gas Invoice	4,578.18	0-01-31-430-250	B Utilities - Gasoline	R	02/10/20	06/10/20				5/2020	N
Vendor Total:	4,578.18										
<b>L0000005 Lanza &amp; Lanza, LLP</b>											
20-01207	06/09/20	May'20 Legal Services									
1 May'20 Legal Services	25.00	0-01-20-155-195	B Legal: Professional Consultant & Spec	R	06/09/20	06/09/20				4252	N
2 71.93Tax Sale Cert.Foreclosure	20.00	0-01-20-155-195	B Legal: Professional Consultant & Spec	R	06/09/20	06/09/20				4253	N
	<u>45.00</u>										
Vendor Total:	45.00										
<b>L0000010 Lerch, Vinci &amp; Higgins, LLP</b>											
20-01202	06/09/20	'19 Audit - Progress Billing		19-00011	C						
1 '19 Audit - Progress Billing	6,000.00	9-01-20-135-299	B Audit: Miscellaneous Other Expenses	R	01/01/19	06/09/20				34972	N

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
<b>L0000010 Lerch, Vinci &amp; Higgins, LLP Continued</b>												
	20-01203	06/09/20	Preparation of Supplemental									
	1		Preparation of Supplemental	500.00	0-01-20-130-195	B Finance: Professional Consultant & Spec	R	06/09/20	06/11/20		34973	N
	Vendor Total:			6,500.00								
<b>LEISU005 Leisure Unlimited T/A</b>												
	20-00605	03/10/20	Recreation: T-Shirts 2020									
	1		Recreation: T-Shirts 2020	492.00	0-01-28-370-045	B Recreation: Clothing & Uniforms	R	03/10/20	06/10/20		059422-00	N
	20-00609	03/10/20	SAYAA Equipment 2020									
	1		SAYAA Equipment 2020	4,915.10	0-01-28-370-115	B Recreation: Material & Supplies	R	03/10/20	06/10/20		059421-00	N
	Vendor Total:			5,407.10								
<b>M0000003 MGL Forms - Systems, LLC</b>												
	20-00891	04/21/20	2020 - 2021 TAX BILLS									
	1		ESTIMATED TAX BILLS	210.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
	2		ESTIMATED TAX BILLS	198.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
	3		SHIPPING ESTIMATED TAX BILLS	39.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
	4		2020-2021 TAX BILLS	430.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
	5		2020-2021 TAX BILLS	344.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
	6		SHIPPING 2020-2021 TAX BILLS	92.00	0-01-20-145-190	B Revenue: Printing & Binding	R	04/21/20	06/10/20		172708	N
				1,313.00								
	Vendor Total:			1,313.00								
<b>M0000015 Middlesex County Improvement</b>												
	20-01147	06/01/20	Recycling - MCIA April 2020									
	1		Recycling - MCIA April 2020	18,893.76	0-01-26-305-130	B Solid Waste: MCIA Recycling	R	06/01/20	06/10/20		AR038600	N
	20-01154	06/01/20	Brush - April 2020									
	1		Brush - April 2020	105.52	G-02-41-775-301	B Recycling Tonnage Grant	R	06/01/20	06/10/20		AR038617	N
	Vendor Total:			18,999.28								



Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>00000029 One Call Concepts, Inc.</b>												
	20-01125	05/28/20	sewer mark-outs - April 2020									
	1		sewer mark-outs - April 2020	139.86	0-01-26-310-150	B B&G: Other Contractual Services	R	05/28/20	06/10/20		0045553	N
	20-01220	06/09/20	Sewer Mark-Outs									
	1		Sewer Mark-Outs	182.31	0-01-26-307-150	B Sewer: Other Contractual Services	R	06/09/20	06/09/20		0055552	N
	Vendor Total:			322.17								
<b>P0000003 Pitney Bowes, Inc.</b>												
	20-01140	05/28/20	PSX Letter Sort Fee April'20									
	1		PSX Letter Sort Fee April'20	126.56	0-01-26-307-150	B Sewer: Other Contractual Services	R	05/28/20	06/10/20		1015660044	N
	2		PSX April 2020 Program Fee	5.00	0-01-26-307-150	B Sewer: Other Contractual Services	R	05/28/20	06/10/20		1015647839	N
				131.56								
	Vendor Total:			131.56								
<b>P0000009 Public Service Electric &amp; Gas</b>												
	20-01205	06/09/20	Feltus St Generator May'20									
	1		Feltus St Generator May'20	17.78	0-01-31-430-230	B Utilities - Natural Gas	R	06/09/20	06/09/20		604905473349	N
	20-01206	06/09/20	Raritan St Pump - May'20									
	1		Raritan St Pump - May'20	18.58	0-01-31-430-230	B Utilities - Natural Gas	R	06/09/20	06/09/20		60610805702	N
	Vendor Total:			36.36								
<b>P0000087 Printed Pixel, Inc.</b>												
	19-00937	05/06/19	2 Historic Banners- Main St.									
	1		2 Historic Banners- Main St.	403.08	9-01-28-372-299	B Historical Society: Misc Other Expenses	R	05/06/19	06/10/20		1935	N
	20-01078	05/19/20	Reflective Lettering - DPW									
	1		Reflective Lettering - DPW	50.00	C-04-19-001-002	B Public Works Equipment	R	05/19/20	06/10/20		2139	N
	2		8 reflective overlays 6" seals	120.00	C-04-19-001-002	B Public Works Equipment	R	05/19/20	06/10/20		2139	N
				170.00								
	20-01087	05/19/20	decals for dpw trucks									
	1		decals for dpw trucks	750.00	0-01-26-315-100	B Vehicle Mainten Maintenance of Motor Veh	R	05/19/20	06/10/20		2138	N



Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>SPECT011 Spectrotel Holding Company LLC</b>												
	20-01184	06/03/20	June'20 Invoice# 9701134									
	1	June'20	Invoice# 9701134	471.54	0-01-31-430-240	B Utilities - Telephone	R	06/03/20	06/10/20		9701134	N
	Vendor Total:			471.54								
<b>STAHL005 James E. Stahl Esq.</b>												
	20-01177	06/02/20	Retainer for April & May		20-00014 C							
	1	Retainer for April		1,000.00	0-01-21-180-195	B Planning Board: Prof Consultant & Spec	R	01/15/20	06/10/20		04-2020	N
	2	Retainer for May		1,000.00	0-01-21-180-195	B Planning Board: Prof Consultant & Spec	R	01/28/20	06/10/20		05-2020	N
				2,000.00								
	Vendor Total:			2,000.00								
<b>T0000017 Tax Collectors &amp; Treasurers</b>												
	20-01214	06/09/20	WEBINAR CONFERENCE JUNE 16-17									
	1	WEBINAR CONFERENCE JUNE 16-17		200.00	0-01-20-145-135	B Revenue: Meeting Convention Conference	R	06/09/20	06/09/20		J.KATKO 6/16-17	N
	Vendor Total:			200.00								
<b>THERO005 The Rodgers Group, LLC</b>												
	20-01132	05/28/20	ANNUAL SUBSCRIPTION									
	1	ANNUAL SUBSCRIPTION		4,608.00	0-01-25-240-150	B Police: Other Contractual Services	R	05/28/20	06/10/20		5927	N
	Vendor Total:			4,608.00								
<b>TIGHT005 Tightrope Media Systems, Inc.</b>												
	20-00672	03/20/20	TV Station-'20 Annual Software									
	1	TV Station-'20 Annual Software		800.00	0-01-20-100-095	B Admin: Maintenance Agreement	R	03/20/20	06/10/20		2020	N
	Vendor Total:			800.00								
<b>UNIFI005 UniFirst Corporation</b>												
	20-01144	06/01/20	T-Shirts - DPW									
	1	T-Shirts		99.50	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	06/01/20	06/10/20		0738092541	N
	20-01145	06/01/20	T-shirts for dpw employees									
	1	T-shirts for dpw employees		40.00	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	06/01/20	06/10/20		0738095545	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
UNIFI005 UniFirst Corporation Continued											
20-01152 06/01/20 Uniform rentals-week 5.27.2020	20-00016	c									
1 Uniform rentals-week 5.27.2020	8.10	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
2 Uniform rentals-week 5.27.2020	5.71	0-01-26-315-299	B Vehicle Maint: Misc Other Expenses	R	01/01/20	06/10/20			0738098521	N	
3 Uniform rentals-week 5.27.2020	8.77	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
4 Uniform rentals-week 5.27.2020	8.10	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
5 Uniform rentals-week 5.27.2020	8.77	0-01-26-307-045	B Sewer: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
6 Uniform rentals-week 5.27.2020	8.10	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
7 Uniform rentals-week 5.27.2020	12.15	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
8 Uniform rentals-week 5.27.2020	8.77	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
9 Uniform rentals-week 5.27.2020	8.10	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
10 Uniform rentals-week 5.27.2020	8.10	0-01-26-310-045	B B&G: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
11 Uniform rentals-week 5.27.2020	8.77	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
12 Uniform rentals-week 5.27.2020	8.10	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
13 Uniform rentals-week 5.27.2020	8.10	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
14 Uniform rentals-week 5.27.2020	8.10	0-01-26-310-045	B B&G: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
15 Uniform rentals-week 5.27.2020	8.10	0-01-26-307-045	B Sewer: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
16 Uniform rentals-week 5.27.2020	8.10	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
17 Uniform rentals-week 5.27.2020	8.77	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
18 Uniform rentals-week 5.27.2020	8.77	0-01-26-305-045	B Solid waste: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
19 Uniform rentals-week 5.27.2020	5.71	0-01-26-315-299	B Vehicle Maint: Misc Other Expenses	R	01/01/20	06/10/20			0738098521	N	
20 Uniform rentals-week 5.27.2020	5.34	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
21 Uniform rentals-week 5.27.2020	3.70	0-01-26-306-299	B Recycling: Miscellaneous Other Expenses	R	01/01/20	06/10/20			0738098521	N	
22 Uniform rentals-week 5.27.2020	8.77	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
23 Uniform rentals-week 5.27.2020	2.05	0-01-26-290-045	B Streets/Roads: Clothing & Uniforms	R	01/01/20	06/10/20			0738098521	N	
	177.05										
Vendor Total:	316.55										
V0000002 Verizon wireless											
20-01168 06/02/20 Apr 22-May 21,20 Message Board											
1 Apr 22-May 21,20 Message Board	80.04	0-01-31-430-245	B Utilities - Internet	R	06/02/20	06/10/20			9855113985	N	
Vendor Total:	80.04										
V0000011 V.E.Ralph & Son, Inc.											
20-00659 03/19/20 COVID-19 Supplies											
4 COVID-19 Supplies	189.38	0-01-20-100-065	B Admin: Food and First Aid Supplies	R	03/19/20	06/10/20			396317	N	



June 11, 2020  
10:30 AM

CITY OF SOUTH AMBOY  
Bill List By Vendor Id

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
XTEL0005 Xtel, Inc.												
	20-01163	06/01/20	June'20 inv.201521507									
	1	June'20	inv.201521507	2,449.99	0-01-31-430-240	B	Utilities - Telephone	R	06/01/20	06/10/20	201521507	N
			Vendor Total:	2,449.99								

Total Purchase Orders: 75 Total P.O. Line Items: 150 Total List Amount: 329,674.94 Total Void Amount: 0.00

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Totals by Year-Fund							
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	0-01	287,469.58	0.00	287,469.58	0.00	0.00	287,469.58
CURRENT FUND	9-01	6,878.08	0.00	6,878.08	0.00	0.00	6,878.08
CAPITAL FUND	C-04	32,141.76	0.00	32,141.76	0.00	0.00	32,141.76
GRANT FUND	G-02	3,185.52	0.00	3,185.52	0.00	0.00	3,185.52
Total of All Funds:		<u>329,674.94</u>	<u>0.00</u>	<u>329,674.94</u>	<u>0.00</u>	<u>0.00</u>	<u>329,674.94</u>