

**MINUTES FOR COUNCIL MEETING SEPTEMBER 4, 2024**

The Meeting was called to order by City Clerk, Deborah Brooks at 6:00 P.M. The City Clerk read the Opening Prayer, all recited the Pledge of Allegiance and roll call was taken.

PRESENT: Councilman Conrad, Councilman McLaughlin, Councilman Reilly, and Council President Gross.

ALSO PRESENT: Deborah Brooks, City Clerk, David Kales, BA, Dan Balka, CFO, Attorney Ari Lockspeiser, OEM Dir. Mark Herdman, Capt. McCabe, DPW Kenny Krass, Construction Official Greg Czoch, and Zoning Officer Jason Valetutto

The Clerk read the Certification of Meeting Notice.

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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:** Mr. Conrad of the Council of the City of South Amboy, that Resolutions NO. 24-154 is hereby approved. **SECONDED by:** Mr. McLaughlin. **ROLL CALL VOTE: All in favor.**

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NO. 24-154 RESOLUTION AUTHORIZING TAX REFUND – 103 N. BROADWAY LLC

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**Discussion:**

Request for water bill scheduled payment from Shoregate Village:

**RESOLUTION NO. 24-155**

**RESOLUTION AUTHORIZING INSTALLMENT PAYMENT PLAN FOR SEWER SHORE GATE CONDO ASSOCIATION**

**MOVED by: Mr. Conrad** of the Council of the City of South Amboy, that Resolution No. 24-155 is hereby approved. **SECONDED by: Mr. Reilly** **ROLL CALL VOTE: All in favor**

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**RESOLUTIONS:**

**RESOLUTION NO. 24-156**

**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 August 14, 2024 Council Meeting.

**MOVED by: Mr. Conrad** of the Council of the City of South Amboy, that Resolution No. 24-156 is hereby approved. **SECONDED by: Mr. Reilly.** **ROLL CALL VOTE: Ayes: Conrad, Reilly, Gross Abstain: McLaughlin**

**RESOLUTION NO. 24-157 APPROVAL OF BILL LIST**

**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 August 29, 2024, as presented by the Chief Financial Officer.

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

**MOVED by: Mr. McLaughlin** of the Council of the City of South Amboy, that Resolution No. 24-157 hereby approved. **SECONDED by: Mr. Conrad. ROLL CALL VOTE: All in favor.**

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**ORDINANCE:**

**SECOND READING/ADOPTION:**

**ORDINANCE 2024-13**

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 – REMOVE 240 HENRY STREET, ADD 248 SECOND STREET AND 108 DAVID STREET.

**OPEN PUBLIC – no comment**  
**CLOSE PUBLIC**

**MOVED by:** Mr. Conrad, of the Council of the City of South Amboy, that Ordinance #2024-13 is hereby adopted.

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

**ORDINANCE 2024-15**

AN ORDINANCE AMENDING SOUTH AMBOY SENIOR CENTER PROGRAM FEES FOR THE RESIDENTS OF SAYREVILLE

**OPEN PUBLIC – no comment**  
**CLOSE PUBLIC**

**MOVED by:** Mr. McLaughlin, of the Council of the City of South Amboy, that Ordinance #2024-15 is hereby adopted.

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

**ORDINANCE 2024-16**

AN ORDINANCE AMENDING AND REPLACING CHAPTER 53, Article XXIII "DEVELOPMENT REGULATIONS – STORMWATER CONTROL" OF THE CODE OF THE CITY OF SOUTH AMBOY TO INCORPORATE CERTAIN TECHNICAL AND PROCEDURAL CHANGES IN CONFORMITY WITH NEW, ALTERED AND ADDITIONAL REQUIREMENTS OF THE STATE OF NEW JERSEY

**OPEN PUBLIC - comment**  
**CLOSE PUBLIC**

**MOVED by:** Mr. Conrad, of the Council of the City of South Amboy, that Ordinance #2024-16 is hereby adopted.

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

**FIRST READING/INTRODUCTION:**

**ORDINANCE 2024-17**

AN ORDINANCE GRANTING AN EASEMENT FOR THE CONSTRUCTION OF THE RETAINING WALL EASEMENT AT 323 GEORGE STREET

**MOVED by:** Mr. Conrad, that Ordinance #2024-17 be introduced on first reading and advertised for second reading which is scheduled for the October 2, 2024 meeting.

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

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**COMMENTS:**

Mr. Conrad:

- Thanked the staff and department heads for attending tonight’s meeting, asking them to convey his appreciation to the rest of the team.
- Thanked the first aid and fire department volunteers and their families.
- Raised the issue concerning activity on the Mocco property reported by some residents. Mr. Kales noted that the owner was having soil samples taken and that there is a meeting scheduled with the owner for October 10<sup>th</sup> and as of now, there have been no proposals for the development of the property.

Mr. Reilly:

- Thanked the food pantry and first responder volunteers.
- Sent his condolences to the family of Ronnie Steiner.
- Congratulated retiring DPW employees, Darren Gorczyca, Mark Wahler and Andy Pipala.
- Noted the 9/11 ceremony at the train plaza is a 6pm and thanked NJ Decal for donating the labor for installing the new decal.
- Wished the Fire Department good luck at the Wildwood convention.
- Requested the Council get more involved in the recruitment of new volunteers.
- Reported he had a good visit to the school on orientation day.
- Congratulated the American Legion on a very successful fundraiser.
- Wished the students and administration good luck in the new year.
- Stated he thinks the installation of the volleyball net on the beach is a great idea.
- Reported the Elks will be having a roast beef dinner fundraiser on September 12<sup>th</sup> and an All You Can Eat Breakfast fundraiser on September 15<sup>th</sup>, 9 – 11:30 am.
- Wanted to put on the record that he wants the Ordinance dealing with the installation of resident handicap parking updated.

Mr. McLaughlin:

- Thanked the volunteers and city employees for their good work.
- Wished the Fire Department good luck at Wildwood.
- Sent his condolences to the Steiner and Moskal families.
- Congratulated Mary Szaro and the American Legion on a successful fundraising event.
- Stated he hoped everyone enjoyed their Labor Day and last day of summer, noting that Peter McGuire, the man who originated the practices of 40 hour work week, days off, etc. should be remembered during Labor Day.
- Agree with previous comments regarding the Mocco property noting it had been slated for warehouses for the last 20 years.
- Reported the Ferry terminal warehouse project is moving along nicely.

Mr. Gross

- Thanked the volunteers and staff for their continued efforts.
- Regretted being unable to attend the American Legion fundraiser and was happy it was such a big success.

Mayor Henry:

- Sent his condolences to the Steiner and Moskal families.
- Asked for the residents to please attend the 9/11 ceremony noting it is important to keep up observance of this historic day.
- Noted school is starting and there will be children walking to school so please drive carefully.
- Reported the YMCA is hosting a pickleball tournament at the end of the month.
- Thanked Mr. Kales for covering for him while he took some time off. He noted there were a lot of rumors being spread around about Mr. Kales that are patently untrue. There was never an intent of the administration taking over the Police Department or de-funding the Police Department. He apologized to Mr. Kales for having to take such unwarranted abuse.

Mr. Kales:

- Welcomed the Mayor back and will happily be relieved of being in charge.
- Credited the Recreation Department and DPW for the installation of the volleyball net, specifically mentioning the efforts of Kathy Kudelka and Kenny Krass.
- Asked Jason Valetutto, Zoning Officer, to update the Council and residents on the Mocco property situation. Mr. Valetutto reminded everyone that the current zoning for the property is single family residential. Around 2021 it had gone through the process of being designated as an area "in need of redevelopment" and that is where it currently stands. The next step would be for the owners to approach the City Administration with possible redevelopment scenarios.

### **PUBLIC COMMENTS:**

Amy Dundee, 18 Pupek Road, read a letter to the Council requesting the City keep in mind the importance of maintaining green spaces in the City. The removing of this space will impact shelter for wildlife, loss of habitat and biodiversity. She noted renters are not as invested in the community as home owners and that developers are merely in it for the profit. She requested the Council move forward keeping in mind the residents values and consider long term impacts on the City.

Mary Szaro, 370 Fifth St., thanked the Council for their increased communication with the public and requested they keep it up!

Mike Chrzaszcz, Pupek Road, noted that the Mocco property was supposed to have been developed into a park with walkways and that the area where the soil samples had been collected was not near where the contaminated dumping had occurred. He also requested the "Hole in the Wall" get some recognition as a landmark.

Linda Yuen, Augusta St., requested the Police Department or Engineering Department look into the speed bumps in front of her house. The traffic traveling over them is causing the house to shake. She has confirmed this is happening with her neighbors as well. Mr. Kales said they would look into it.

Steven Tarr, 510 Washington Ave. wanted the City to address the crossing at O'Leary Blvd. and Broadway. He has witnessed several incidents of pedestrians almost being hit by speeding cars.

Mr. McLaughlin noted it might be a good idea to look into the possibility of a Green Acres Grant to fund the Mocco Property redevelopment.

**PUBLIC COMMENTS:ADJOURNMENT**

On motion by Mr. Conrad, seconded by Mr. McLaughlin and passed unanimously, the meeting was adjourned at 6:34 pm.

Respectfully submitted,

Deborah Brooks  
Municipal Clerk  
Approved September 18, 2024