

AGENDA

**BOROUGH COUNCIL AGENDA
REGULAR MEETING OCTOBER 1, 2018
7:30 P.M.**

MEETING CALLED TO ORDER

READING OF SUNSHINE NOTICE

INVOCATION

FLAG SALUTE

ROLL CALL

AGENDA SESSION

ORDINANCE – PUBLIC HEARING

PROCLAMATION

U-9 Metuchen Boys Baseball Team – State Champions

REGULAR MEETING

- A. Metuchen Downtown Minute
- B. Approve Metuchen Borough Council Meeting Minutes of September 17, 2018

PUBLIC COMMENT

COMMUNICATIONS CONSENT AGENDA – ITEMS A – G

- A. Receive and Accept Resignation from Craig Morano – Metuchen Municipal Alliance
- B. Receive and Accept Resignation from Michele Clancy – Metuchen Historic Preservation Commission
- C. Receive and Accept Resignation from Rose de Vries – Metuchen Historic Preservation Commission
- D. Receive and Accept Block Party/Street Closing for Edith Avenue – October 13, 2018
(Rain Date: October 14, 2018) from 12:00 PM to 10:00 PM

- E. Receive and Accept Block Party/Street Closing for Home Street – October 13, 2018
(Rain Date: October 14, 2018) from 4:00 PM to 10:00 PM
- F. Receive and Accept Metuchen Environmental Commission Meeting Minutes of July 18, 2018
- G. Receive and Accept Accessibility Committee Meeting Minutes of March 28, 2018, April 25, 2018 and May 23, 2018

OTHER COMMUNICATIONS

Report of the Chief Financial Officer of the Borough as to Award of Notes

REPORTS OF COUNCILMEMBERS

Council President Koskoski
 Councilwoman Inserro
 Councilman Grayzel
 Councilman Leibfried
 Councilman Pagel
 Councilwoman Rasmussen

REPORTS OF OFFICERS

Borough Attorney
 Borough Administrator

REPORT OF THE MAYOR

NEW BUSINESS CONSENT AGENDA – R2018-232 – R2018-245

- | | |
|-----------|--|
| R2018-232 | Resolution Authorizing Release of Street Opening Bond #2017-87 – 45 Pearl Street |
| R2018-233 | Resolution Authorizing Release of Street Opening Bond #2017-88 – 76-84 Liberty Street/Aylin Street |
| R2018-234 | Resolution Authorizing Release of Street Opening Bond #2017-89 – 25 Hillside Avenue |
| R2018-235 | Resolution Authorizing Release of Street Opening Bond #2017-92 – 245 E. Chestnut Avenue |
| R2018-236 | Resolution Authorizing Release of Street Opening Bond #2017-94 – 87 Maple Avenue |

- R2018-237 Resolution Authorizing Release of Street Opening Bond #2017-97 – 130 Main Street
- R2018-238 Resolution Authorizing Release of Street Opening Bond #2017-99 – Oliver Street
- R2018-239 Resolution Authorizing Temporary Appointment of Acting Fire Inspector/Fire Subcode Official
- R2018-240 Resolution Authorizing the Release of the Performance Bond and Guarantee for District at Metuchen/Bluestone 31st Street LLC - Phase III - The Borough Right-Of-Way Off-Site Improvements – Block 83, Lots 24, 26 & 27, Block 83.01, Lots 34 & 35, Block 111, Lots 2 & 3 and Block 110, Lots 2, 3, 330.01 – 30.04, 31, 33.03, 34-39 and Portion of 42 upon the Posting of a Maintenance Bond
- R2018-241 Resolution Authorizing the Purchase of a SC362-35HP Stump Cutter through the National Joint Powers Alliance (NJPA), a National Cooperative Purchasing Program Pursuant to P.L.2011, C.139
- R2018-242 Resolution Authorizing the Borough of Metuchen Planning Board to Review a Proposed Redevelopment Plan for Block 71, Lots 37.01 within the Borough of Metuchen, Middlesex County, New Jersey
- R2018-243 Resolution Awarding and Authorizing the Execution of a Professional Service Contract with Sockler Realty Services Group, Inc. for an Appraisal for the Metuchen Arts District
- R2018-244 Resolution Awarding and Authorizing the Execution of a Professional Service Contract with Wade Appraisal, LLC for an Appraisal for the Metuchen Arts District
- R2018-245 Resolution Designating Acrisure, LLC as the Broker of Record for Property, Casualty, Liability, Workers Compensation, Bonds and Accident Insurance for the Borough of Metuchen

OTHER NEW BUSINESS – R2018-236

R2018-236

Resolution Authorizing the Payment of the Bill List
in the amount of \$525,406.15

ORDINANCE – INTRODUCTION

Ordinance 2018-24

Ordinance of the Borough of Metuchen Adopting a
Redevelopment Plan for Block 71, Lots 37.01
within the Borough of Metuchen, County of
Middlesex, State of New Jersey

Ordinance 2018-25

Ordinance of the Borough of Metuchen Amending
Chapter 185: "Vehicles and Traffic" of the Code of
Metuchen to add Section 185-29.1, Entitled "Ride-
Share Pick-Up/Drop-Off Zones

APPOINTMENT

Nancy Hamilton – Metuchen Municipal Alliance – Term: 12/31/19 (Mayor's appointment, with
Council confirmation)

ADJOURNMENT

The Borough of Metuchen does not discriminate against persons with disabilities. Those individuals requiring auxiliary aids and services were necessary must notify the ADA Coordinator of the Borough of Metuchen at least seventy-two (72) hours in advance of the meeting or scheduled activity.

RESOLUTION 2018-232

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-87 – 45 PEARL STREET**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-87 – Saraceni Construction Co, Inc.; and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: Saraceni Construction Co., Inc., 29 Burnside Place, Haskell, NJ 07420 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFIRED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018.

Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-233

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-88 – 76-84 LIBERTY STREET/AYLIN STREET**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-88 – Lisko Environmental.; and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: Lisko Environmental, 1300 Main Street, Belmar, NJ 07719 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFIRED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
X – INDICATES VOTE				AB- ABSENT			NV- NOT VOTING			

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-234

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-89 – 25 HILLSIDE AVENUE**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-89 – ESK Builder Inc. and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: ESK Builder Inc., 3010 Bordentown Avenue, Suite 1, Parlin, NJ 08853 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFIRED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
X – INDICATES VOTE				AB- ABSENT			NV- NOT VOTING			

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-235

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-92 - 245 E. CHESTNUT AVENUE**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-92 – Dana Rosamilia. and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: Dana Rosamilia, 245 E. Chestnut Avenue, Metuchen, NJ 08840 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFIRED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-236

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-94 – 87 MAPLE AVENUE**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-94 – Mattco Plumbing and Heating, LLC; and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: Mattco Plumbing & Heating, LLC, 26 Evergreen Avenue, Fords, NJ 08863 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFIRED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
X – INDICATES VOTE				AB- ABSENT			NV- NOT VOTING			

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-237

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-97 – 130 MAIN STREET**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-97 – Applied Earth Solutions; and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: Applied Earth Solution, 268 Lake Avenue, Metuchen, NJ 08840 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFIRED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-238

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING RELEASE OF STREET OPENING BOND
#2017-99 – OLIVER STREET**

WHEREAS, in accordance with the Borough of Metuchen Ordinance, \$500.00 was posted by Mattco Plumbing & Heating as the required Performance Guarantee for Street Opening Bond #2017-99 – APTIM Environmental & Infrastructure, Inc.; and

WHEREAS, the Director of Public Works advises that said work has been completed in a manner satisfactory to his department; and

WHEREAS, the Director of Public Works advises it is in order to release the monies previously deposited.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Metuchen that the Chief Financial Officer be and is hereby authorized to release said funds in the amount of \$500.00 to: APTIM Environmental & Infrastructure, Inc, 200 Horizon Center Blvd., Trenton, NJ 08691 as recommended by the Director of Public Works.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFIRED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-239

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**RESOLUTION AUTHORIZING TEMPORARY APPOINTMENT OF
ACTING FIRE INSPECTOR/FIRE SUBCODE OFFICIAL**

BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Metuchen that Robert Latherow (License #003017) is hereby appointed as the Acting Fire Inspector/Fire Subcode Official for the Borough of Metuchen, effective October 3, 2018 until January 29, 2019 due to illness of the Borough's Fire Inspector/Fire Subcode Official, Ray Colandrea (License #003372); and

BE IT FURTHER RESOLVED, that the Borough Clerk shall transmit a certified copy of this resolution to the New Jersey Department of Community Affairs.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-240

*Borough of Metuchen
County of Middlesex
State of New Jersey*

RESOLUTION AUTHORIZING THE RELEASE OF THE PERFORMANCE BOND AND GUARANTEE FOR DISTRICT AT METUCHEN/BLUESTONE 31ST STREET LLC - PHASE III - THE BOROUGH RIGHT-OF-WAY OFF-SITE IMPROVEMENTS – BLOCK 83, LOTS 24, 26 & 27, BLOCK 83.01, LOTS 34 & 35, BLOCK 111, LOTS 2 & 3 AND BLOCK 110, LOTS 2, 3, 330.01 – 30.04, 31, 33.03, 34-39 AND PORTION OF 42 UPON THE POSTING OF A MAINTENANCE BOND

WHEREAS, District at Metuchen/Bluestone 31st Street LLC - Phase III – Block 83, Lots 24, 26 & 27, Block 83.01, Lots 34 & 35, Block 111, Lots 2 & 3 and Block 110, Lots 2, 3, 330.01 – 30.04, 31, 33.03, 34-39 and Portion of 42 has posted, pursuant to the requirements of the Borough of Metuchen Land Development Regulations and Zoning Ordinance, Performance Guarantees, guaranteeing the site improvements in conjunction with the improvements at the location; and

WHEREAS, District at Metuchen/Bluestone 31st Street LLC - Phase III has completed said improvements and has requested the release of said performance guarantees posted; and

WHEREAS, the Borough Engineer and Planner have made an inspection of the improvements and the Borough Engineer by letter dated April 10, 2018, a copy of which is attached hereto, and made part hereof, made a determination that all bonded improvements have been completed and are satisfactory and recommended the release of the performance guarantee in the amount of \$246,689.31 (Surety Bond) and \$27,409.92 (10% Cash Bond) plus interest upon the posting of a maintenance guarantee in the amount of **\$4,107.86** for a period of two years from the date of the within Resolution to insure against the defects in the bonded improvements acceptable in form by the Borough Attorney and the posting of inspection fees in the amount of \$500.00.

NOW THEREFORE BE IT RESOLVED by the Council of the Borough of Metuchen that it hereby authorizes the release of the aforementioned performance guarantees in the amounts of \$246,689.31 (Surety Bond) and \$27,409.92 (10% Cash Bond) plus interest to District at Metuchen/Bluestone 31st Street LLC, 3663 Route 9, Suite 202, Old Bridge, NJ 08857 upon satisfaction of the terms and conditions of the Borough Engineer's correspondence dated April 10, 2018, including but not limited to the posting of a two (2) year maintenance guarantee in the amount of \$4,107.86 to insure against defects in the bonded site improvements in the form acceptable by the Borough Attorney and the posting of the inspection fees in the amount of \$500.00; and

BE IT FURTHER RESOLVED that prior to the release of any outstanding escrow funds, District at Metuchen/Bluestone 31st Street LLC shall reimburse the Borough the costs of any outstanding fees for professional services and ensure sufficient funds are made available for payment; and

BE IT FURTHER RESOLVED that the Borough officials and employees are hereby authorized to take all necessary actions in order to effectuate the terms and provisions of this Resolution.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-241

*Borough of Metuchen
County of Middlesex
State of New Jersey*

RESOLUTION AUTHORIZING THE PURCHASE OF A SC362-35HP STUMP CUTTER THROUGH SOURCEWELL, FORMALLY KNOWN AS THE NATIONAL JOINT POWERS ALLIANCE (NJPA) A NATIONAL COOPERATIVE PURCHASING PROGRAM PURSUANT TO P.L.2011, C.139

WHEREAS, the Borough of Metuchen as a contracting unit, may without advertising for bids, purchase any materials, supplies or equipment entered into on behalf of Sourcewell, formally known as National Joint Powers Alliance Cooperative, 202 12th Street NE, P. O. Box 219, Staples, MN 56479 pursuant to the provision of P.L.2011, c.139 which permits contracting units to use contracts awarded by national or regional cooperative or other states that were competitively bid. The law supplements existing law on the use of such contracts and is intended to provide additional flexibility to local government in the area of procurement; and

WHEREAS, the maximum amount of the purchase of SC362-35hp Stump Cutter for the Borough of Metuchen is \$18,629.00 and funds are available in the 2018 Capital Ordinance 2018-12, Account #C-04-55-971-001 as certified by the CFO and that there is sufficient funds for such award in the amount of \$18,629.00; and

WHEREAS, Vermeer North Atlantic, 7 Maple Avenue, Lumberton, NJ 08048 has been awarded the contract for this SC362-35hp Stump Cutter under NJPA’s Category: Grounds Maintenance Equipment, Attachments, Accessories and Related Services (NJPA Contract #062117-VRM); and

WHEREAS, the Public Works Supervisor and Borough Administrator recommend the utilization of this contract; and

WHEREAS, under NJPA Contract No. 062117-VRM Vermeer North Atlantic can provide to the Borough of Metuchen a SC362-35hp Stump Cutter as per their quote in the amount of \$18,629.00.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Metuchen that SC362-35hp Stump Cutter under NJPA Contract No. 062117-VRM be utilized to provide a SC362-35hp Stump Cutter as per their quote in the amount of \$18,629.00 to the Borough of Metuchen.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

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Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-242

*Borough of Metuchen
County of Middlesex
State of New Jersey*

RESOLUTION AUTHORIZING THE BOROUGH OF METUCHEN PLANNING BOARD TO REVIEW A PROPOSED REDEVELOPMENT PLAN FOR BLOCK 71, LOTS 37.01 WITHIN THE BOROUGH OF METUCHEN, MIDDLESEX COUNTY, NEW JERSEY

WHEREAS, pursuant to N.J.S.A. 40A:12-1 *et seq.*, Resolution No. 2015-147 of the Borough of Metuchen Council (the “Borough Council”), declared Block 71, Lot 37.01 within the Borough of Metuchen as a Non-Condemnation “Area in Need of Redevelopment” (the “Redevelopment Area”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate the overall development, redevelopment, and rehabilitation of the Borough of Metuchen (the “Borough”), the Borough Council has determined it is in the Borough’s best interest to adopt the “Oakite Site Redevelopment Plan” (“Redevelopment Plan”) for Block 71, Lot 37.01 (Non-Condemnation Redevelopment Area) within the Borough which will support and promote the overall development, redevelopment, and rehabilitation of the Redevelopment Area; and

WHEREAS, the Redevelopment Plan provides a more specific plan for the planning, development, redevelopment, and rehabilitation of Block 71, Lots 37.01 within the Borough for purposes of improving conditions within the Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Borough Council hereby refers the “Oakite Site Redevelopment Plan” to the Borough of Metuchen Planning Board for review and a determination of the Redevelopment Plan’s consistency with the Borough’s Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Metuchen, County of Middlesex, State of New Jersey:

1. That, pursuant to N.J.S.A. 40A:12A-7, the Borough Council does hereby authorize the Planning Board to review the “Oakite Site Redevelopment Plan” and to report its findings to the Governing Body within forty-five (45) days hereof.
2. This Resolution shall take effect immediately.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFIRED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE		AB- ABSENT			NV- NOT VOTING				

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018.

Susan D. Jackson, RMC
 Borough Clerk

RESOLUTION 2018-243

*Borough of Metuchen
County of Metuchen
State of New Jersey*

**RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICE CONTRACT WITH SOCKLER REALTY
SERVICES GROUP, INC. FOR REAL ESTATE APPRAISAL FOR THE
METUCHEN ARTS DISTRICT**

WHEREAS, there exists the need for professional consultant services to assist the Borough for real estate appraisal services for the Borough of Metuchen Arts District; and

WHEREAS, said services are of the nature of a professional service pursuant to *N.J.S.A.* 40A:11-5(1)(a)(i), and, therefore, a contract for the services may be negotiated and awarded by the Borough without public advertising for bids and bidding therefore; and

WHEREAS, said services are of the type contemplated by the New Jersey Local Unit Pay-To-Play Law (*N.J.S.A.* 19:44A-20.4, et. seq.), and, therefore, a contract for the services may be awarded pursuant to a “fair and open” or “non-fair and open” process, both of which are defined in the law; and

WHEREAS, the Borough has determined that it is both the most time and cost efficient and in the best interest of the Borough to procure the professional consultant services in a non-fair and open manner; and

WHEREAS, the Sockler Realty Services Group, Inc. submitted a proposal to perform the aforementioned services which was reviewed and evaluated by Borough Administrator; and

WHEREAS, the cost for the proposed services are as follows: 312-316 Main Street, Block 183.2, Lot 1 – 4, 31, & 32 for Three Thousand, Five Hundred Dollars (\$3,500); 260-264 Amboy Avenue, Block 183.2, Lot 5.1 only – Two Thousand, Five Hundred Dollars (\$2,500) and 304 Main Street, Block 183, Lots 5.2, 6-8 – Three Thousand, Five Hundred Dollars (\$3,500) for a total not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00) without further consideration and approval by the Borough Council; and

WHEREAS, it is the recommendation of the Borough Administrator that a contract for professional real estate consultant services be awarded to Sockler Realty Services Group, Inc. of Hightstown, NJ; and

WHEREAS, it is the desire of Borough Council to award Sockler Realty Services Group, Inc. of Hightstown, NJ a professional real estate services contract for the appraisal service for the Borough of Metuchen Arts District; and

WHEREAS, the Chief Financial Officer's Certification of Funds is certifying that there are sufficient funds for such contract and is available and is designated from Current Fund – Administrative and Executive – Professional Services 8-01-20-701-028 for these services; and

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

1. The Borough Council hereby awards a professional real estate service contract to Sockler

Realty Services Group, 299 Ward Street, Suite C, Hightstown, NJ 08520 for the for the appraisal service for the Borough of Metuchen Arts District consistent with the proposal submitted in a total amount not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00) pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

2. The Mayor is authorized to execute and the Borough Clerk to attest an agreement between the Borough of Metuchen and Sockler Realty Services Group, 299 Ward Street, Suite C, Hightstown, NJ 08520 for the real estate appraisal services for the Borough of Arts District consistent with the proposal submitted and acceptable in form to the Borough Administrator and Mayor in a total amount not to exceed Nine Thousand Five Hundred Dollars (\$9,500.00).
3. The foregoing contract is awarded in accordance with the Local Public Contracts Law and as the result of a non-fair and open process.
4. A notice of this action shall be printed once in The Home News Tribune.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018

Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-244

*Borough of Metuchen
County of Metuchen
State of New Jersey*

**RESOLUTION AWARDING AND AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICE CONTRACT WITH WADE APPRAISAL, LLC
FOR REAL ESTATE APPRAISAL FOR THE METUCHEN ARTS DISTRICT**

WHEREAS, there exists the need for professional consultant services to assist the Borough for real estate appraisal services for the Borough of Metuchen Arts District; and

WHEREAS, said services are of the nature of a professional service pursuant to *N.J.S.A. 40A:11-5(1)(a)(i)*, and, therefore, a contract for the services may be negotiated and awarded by the Borough without public advertising for bids and bidding therefore; and

WHEREAS, said services are of the type contemplated by the New Jersey Local Unit Pay-To-Play Law (*N.J.S.A. 19:44A-20.4, et. seq.*), and, therefore, a contract for the services may be awarded pursuant to a “fair and open” or “non-fair and open” process, both of which are defined in the law; and

WHEREAS, the Borough has determined that it is both the most time and cost efficient and in the best interest of the Borough to procure the professional consultant services in a non-fair and open manner; and

WHEREAS, the Wade Appraisal, LLC submitted a proposal to perform the aforementioned services which was reviewed and evaluated by Borough Administrator; and

WHEREAS, the cost for the proposed services are as follows: 312-316 Main Street, Block 183.2, Lot 1 – 4, 31, & 32 for Four Thousand, Five Hundred Dollars (\$4,500); 260-264 Amboy Avenue, Block 183.2, Lot 5.1 – Two Thousand, Five Hundred Dollars (\$2,500) and 304 Main Street, Block 183, Lots 5.2, 6-8 – Three Thousand Dollars (\$3,000) for a total not to exceed Ten Thousand Dollars (\$10,000.00) without further consideration and approval by the Borough Council; and

WHEREAS, it is the recommendation of the Borough Administrator that a contract for professional real estate consultant services be awarded to Wade Appraisal, LLC of Metuchen, NJ; and

WHEREAS, it is the desire of Borough Council to award Wade Appraisal, LLC of Metuchen, NJ a professional services contract for the real estate appraisal service for the Borough of Metuchen Arts District; and

WHEREAS, the Chief Financial Officer's Certification of Funds is certifying that there are sufficient funds for such contract and is available and is designated from Current Fund – Administrative and Executive – Professional Services 8-01-20-701-028 for these services; and

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

1. The Borough Council hereby awards a professional real estate service contract to Wade Appraisal, LLC, 12 Sylvan Avenue, Metuchen, NJ 08840 for the for the appraisal service for the Borough of Metuchen Arts District consistent with the proposal submitted in a

total amount not to exceed Ten Thousand Dollars (\$10,000.00) pursuant to N.J.S.A. 40A:11-5(1)(a)(i); and

2. The Mayor is authorized to execute and the Borough Clerk to attest an agreement between the Borough of Metuchen and Wade Appraisal, LLC, 12 Sylvan Avenue, Metuchen, NJ 08840 for the real estate appraisal services for the Borough of Arts District consistent with the proposal submitted and acceptable in form to the Borough Administrator and Mayor in a total amount not to exceed Ten Thousand Dollars (\$10,000.00).
3. The foregoing contract is awarded in accordance with the Local Public Contracts Law and as the result of a non-fair and open process.
4. A notice of this action shall be printed once in The Home News Tribune.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018

Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-245

*Borough of Metuchen
County of Metuchen
State of New Jersey*

**RESOLUTION DESIGNATING ACRISURE, LLC AS THE BROKER OF
RECORD FOR PROPERTY, CASUALTY, LIABILITY, WORKERS
COMPENSATION, BONDS AND ACCIDENT INSURANCE FOR THE
BOROUGH OF METUCHEN**

WHEREAS, the Borough of Metuchen has participated as a member of the Middlesex County Joint Insurance Fund (“JIF Fund”); and

WHEREAS, the term of the Borough’s membership in the Fund is due to expire on December 31, 2018 and the Borough has determined to explore its options in relation to the Borough’s Property, Casualty, Liability, Workers Compensation, Bonds and Accident Insurance in an effort to reduce costs and maximize insurance coverages to the Borough and to eliminate potential risks and unforeseeable expenses; and

WHEREAS, there exists the need for the designation of a Broker of Record to assist the Borough in the above endeavor; and

WHEREAS, pursuant to *N.J.S.A. 40A:11-5(1)(m)* and *N.J.S.A. 40A:11-5(a)(ii)*, a contract for the insurance services may be negotiated and awarded by the Borough without public advertising for bids and bidding therefore in accordance with requirements for an extraordinary unspicifiable service; and

WHEREAS, said services are of the type contemplated by the New Jersey Local Unit Pay-To-Play Law (*N.J.S.A. 19:44A-20.4, et. seq.*), and, therefore, procurement of said services may be awarded pursuant to a “fair and open” or “non-fair and open” process, both of which are defined in the law; and

WHEREAS, Acrisure, LLC, has expressed an interest in assisting the Borough in its efforts to explore its options in relation to the Borough’s Property, Casualty, Liability, Workers Compensation, Bonds and Accident Insurance in an effort to reduce costs and maximize insurance coverages to the Borough and to eliminate potential risks and unforeseeable expenses; and

WHEREAS, the Borough has determined that it is both the most time and cost efficient and in the best interest of the Borough to designate Acrisure, LLC as Broker of Record in a non-fair and open manner; and

WHEREAS, it is the recommendation of the Borough Administrator that Acrisure, LLC has the necessary qualifications and experience to be designated as the Broker of Record in order for the Borough to explore all its insurance options; and

WHEREAS, it is the desire of Borough Council to designate Acrisure, LLC, 1460 US 9 North, Suite 210, Woodbridge, NJ 07095 as Broker of Record to explore its options in relations to the Borough’s Property, Casualty, Liability, Workers Compensation, Bonds and Accident Insurance in an effort to reduce costs and maximize insurance coverages to the Borough and in to eliminate potential risks and unforeseeable expenses;

WHEREAS, it is anticipated that the services provided by Acrisure, LLC will result in no

direct cost to or payments made by the Borough to Acrisure, LLC.

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

1. The Borough Council hereby designates Acrisure, LLC, 1460 US 9 North, Suite 210, Woodbridge, NJ 07095 as Broker of Record for the purposes of exploring the Borough's options in relations to the Borough's Property, Casualty, Liability, Workers Compensation, Bonds and Accident Insurance and in an effort to reduce costs and maximize insurance coverages to the Borough and in order to eliminate potential risks and unforeseeable expenses; and
2. The Mayor and/or Borough Administrator are authorized to execute any documents necessary and consistent with this Resolution.
3. The foregoing designation as Broker of Record set forth herein may be rescinded and/or terminated by the Borough in the Borough's sole discretion and is awarded in accordance with the Local Public Contracts Law and as the result of a non-fair and open process.
4. A notice of this action shall be printed once in The Home News Tribune.

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE					AB- ABSENT		NV- NOT VOTING		

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018

Susan D. Jackson, RMC
Borough Clerk

RESOLUTION 2018-246

*Borough of Metuchen
County of Middlesex
State of New Jersey*

RESOLUTION AUTHORIZING THE PAYMENT OF THE BILL LIST

BE IT RESOLVED by the Mayor and Council of the Borough of Metuchen that the proper warrants be drawn and all bills be paid totaling **\$525,406.15**

I, Rebecca Cuthbert, Chief Financial Officer of the Borough of Metuchen do hereby certify that funds are available for the payment of bills for the Borough of Metuchen.

Rebecca Cuthbert, CFO

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE		AB- ABSENT			NV- NOT VOTING				

I hereby certify the foregoing to be a true copy of a resolution adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018.

Susan D. Jackson, RMC
Borough Clerk

ORDINANCE 2018-24

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**ORDINANCE OF THE BOROUGH OF METUCHEN ADOPTING A REDEVELOPMENT PLAN
FOR BLOCK 71, LOTS 37.01 WITHIN THE BOROUGH OF METUCHEN, COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY**

WHEREAS, pursuant to N.J.S.A. 40A:12-1 *et seq.*, Resolution 2015-147 of the Borough of Metuchen Council (the “Borough Council”) declared Block 71, Lot 37.01 within the Borough of Metuchen as a Non-Condemnation “Area in Need of Redevelopment” (the “Redevelopment Area”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, in order to facilitate redevelopment of the Borough of Metuchen (the “Borough”), the Borough of Metuchen Planning Board (the “Planning Board”), pursuant to N.J.S.A. 40A:12A-7, reviewed a redevelopment plan which will support and promote the adaptive reuse and redevelopment of the Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board recommended to the Borough Council that the redevelopment plan, entitled “Oakite Site Redevelopment Plan” (the “Redevelopment Plan”) and on file with the Borough Clerk’s office, be adopted, as it provides for the planning, development, redevelopment, and rehabilitation of the Redevelopment Area and is consistent with the Borough Master Plan; and

WHEREAS, the Redevelopment Plan shall be an overlay to other local development regulations and the Borough Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan; and

WHEREAS, the Borough Council has determined that it is in the best interest of the Borough to adopt the Redevelopment Plan, as recommended by the Board, to effectuate the rehabilitation and redevelopment of the Borough.

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

Section 1. The Borough hereby adopts the “Oakite Site Redevelopment Plan” to facilitate the rehabilitation and redevelopment of the Borough of Metuchen.

Section 2. The Borough Council declares and determines that said Redevelopment Plan meets the criteria, guidelines, and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for the rehabilitation and redevelopment of the Borough, and is otherwise in conformance with N.J.S.A. 40A:12A-1, *et seq.*

Section 3. The Borough Council shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provisions to effectuate the Redevelopment Plan.

Section 4. The Redevelopment Plan shall be an overlay to other local development regulations as set forth in the Redevelopment Plan and the Borough Zoning Map is hereby amended to conform with the provisions of the Redevelopment Plan.

Section 5. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Borough Council that the balance of the Ordinance remains in full force and effect to the extent it allows the Borough to meet the goals of the Ordinance.

Section 7. This Ordinance shall take effect after final adoption and publication according to law.

Introduction:

Date of Publication:

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of an ordinance introduced by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a special meeting held on October 1, 2018

 Susan D. Jackson, RMC
 Borough Clerk

Adopted:

Date of Publication:

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
GRAYZEL					LEIBFRIED				
INSERRO					PAGEL				
KOSKOSKI					RASMUSSEN				
MOTION					SECOND				
X – INDICATES VOTE				AB- ABSENT		NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on November 5, 2018

 Susan D. Jackson, RMC
 Borough Clerk

ATTEST:

BOROUGH OF METUCHEN

 Susan D. Jackson, RMC
 Borough Clerk

By: _____
 Jonathan M. Busch
 Mayor

ORDINANCE 2018-25

*Borough of Metuchen
County of Middlesex
State of New Jersey*

**ORDINANCE OF THE BOROUGH OF METUCHEN AMENDING CHAPTER 185:
“VEHICLES AND TRAFFIC” OF THE CODE OF MEUCHEN TO ADD SECTION 185-
29.1, ENTITLED “RIDE-SHARE PICK-UP/DROP-OFF ZONES”**

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Metuchen, County of Middlesex, State of New Jersey, that Chapter 185 of the Code of the Borough of Metuchen is hereby amended to include the following new Section 185-29.1, entitled, “Ride-Share Pick-Up/Drop-Off Zones”:

§185-29.1 Ride-Share Pick-Up/Drop-Off Zones

This section shall apply to the operation of all ride-share services within the Borough of Metuchen. “Ride-share service” shall be defined as those participating in any arrangement in which a passenger travels in a private vehicle driven by its owner or its owner’s duly authorized representative for a fee, regardless of whether arranged by means of a website or mobile-based application or internet-based application. Ride-share service shall not include taxicabs possessing a license pursuant to Chapter 175 of the Borough’s Ordinances.

§185-29.2 Designated Ride-Share Pick-Up/Drop-Off Zones.

The following areas are hereby designated as ride-share pick-up/drop-off zones and shall be used only for the pick-up or discharge of passengers by ride-share services and like businesses by whatever name employed (hereinafter, “ride-share services”). During the times specified, no vehicle other than a “ride sharing services vehicle” shall be permitted to occupy the below designated locations, all other vehicles may be towed and subject to the penalties set forth in **§185-4(B)**.

a. The following areas shall be used only by ride-share services for the pick-up or discharge of passengers during the designated times set below:

Location	Hours
Halsey Street Parking Lot – The area directly next to the sidewalk and fence line adjacent to the railroad tracks. Specifically, the 100 feet in between Utility Pole #62345 and Utility Pole #6106	ALL

§185-29.3 Discharging or Picking Up Passengers in Designated Ride-Share Zone Within 500 Feet Of The Metuchen Train Station.

On weekdays, Monday through Friday from the hours of 7:00 A.M. through 8:00 P.M., within a five hundred feet radius of the Metuchen Train Station, ride-share services shall only discharge or pick up passengers from the above designated Pick-Up Drop Off Zone.

BE IT FURTHER ORDAINED that §185-4, entitled “Violations and penalties”, specifically Section B, shall be amended to include the following:

Section	Designated Offenses	Penalty
§ 185-29.2	Parking/Occupying Ride-Share Zone	\$49
§ 185-29.3	Discharging or Picking Up Passengers Within 500 Feet of Metuchen Train Station Outside of the Designated Ride-Share Zones.	\$49

BE IT FURTHER ORDAINED that should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable; and

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only; and

BE IT FURTHER ORDAINED that this ordinance shall be in full force and take effect after final passage and publication, as required by law.

BE IT FURTHER ORDAINED by the Mayor and Borough Council of the Borough of Metuchen that all Borough officials shall take all necessary actions to in order to effectuate the within Ordinance, including but not limited to the installation of signs in the above designated areas.

Introduction:
Date of Publication:

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFRIED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
X – INDICATES VOTE				AB- ABSENT			NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of an ordinance introduced by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 1, 2018

Susan D. Jackson, RMC
Borough Clerk

Adopted:
Date of Publication:

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB	
GRAYZEL					LEIBFRIED					
INSERRO					PAGEL					
KOSKOSKI					RASMUSSEN					
MOTION					SECOND					
X – INDICATES VOTE				AB- ABSENT			NV- NOT VOTING			

I hereby certify the foregoing to be a true copy of an ordinance adopted by the Borough Council of the Borough of Metuchen, Middlesex County, New Jersey at a regular meeting held on October 15, 2018

Susan D. Jackson, RMC
Borough Clerk

ATTEST:

BOROUGH OF METUCHEN

Susan D. Jackson, RMC
Borough Clerk

By: _____
Jonathan M. Busch
Mayor