



# Borough of Middlesex

Middlesex, New Jersey

## Mayor and Council Regular Meeting

### Minutes

Kelsey Meixner  
Borough Clerk  
732 356-7400 x236  
[www.middlesexboro-nj.gov](http://www.middlesexboro-nj.gov)

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Tuesday, February 10,  
2026

6:00 PM

1200 Mountain Avenue

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**I. MAYOR'S STATEMENT:**

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**II. SALUTE TO FLAG**

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**III. ROLL CALL**

Mayor Jack Mikolajczyk  
Council President Michael Conahan  
Councilman Joseph DeScenza  
Councilman Kenneth Griggs  
Councilman Kevin Dotey  
Councilwoman Jennifer Clock  
Councilwoman Shannon Quinn

**Also Present:**

Interim Administrator Matthew Geist  
Borough Attorney Christopher Corsini

**Others Absent:**

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**IV. EXECUTIVE SESSION**

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1. **Resolution 62-2026** Executive Session

**WHEREAS**, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

**WHEREAS**, the Governing Body of the Borough of Middlesex has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public including: Personnel - PBA Grievance; and

**WHEREAS**, the regular meeting of this Governing Body will reconvene.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Middlesex will go into closed session for the following reason listed above as outlined in N.J.S.A. 10:4-12 and the minutes will be kept, and once the matter involving the confidentiality of the items no longer require confidentiality, the minutes can be made public.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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Personnel - PBA Grievance

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**V. PRESENTATIONS**

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**VI. APPOINTMENTS**

1. Appointing Paul Woska as a regular member of the Parks Improvement Committee

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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**VII. PROCLAMATIONS**

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**VIII. ORDINANCE(S) FOR INTRODUCTION**

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1. **Ordinance 2159-26** AN ORDINANCE ADOPTING AN AFFORDABLE HOUSING ORDINANCE AND DEVELOPMENT FEE ORDINANCE IN ACCORDANCE WITH THE FAIR HOUSING ACT, UNIFORM HOUSING AFFORDABILITY CONTROLS, AND N.J.A.C. 5:99-1, ET SEQ.

<b>RESULT:</b>	<b>FIRST HEARING</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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2. **Ordinance 2160-26** AN ORDINANCE REPEALING CHAPTER 403 (VEHICLES, ABANDONED) AND AMENDING CHAPTER 317 (PROPERTY MAINTENANCE) OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX TO CREATE UNIFIED ENFORCEMENT MECHANISM FOR INOPERABLE VEHICLES

**WHEREAS**, it is the desire of the Mayor and Council to amend the municipal code of the Borough of Middlesex to unify the enforcement mechanisms for the remediation of abandoned, unregistered, and/or inoperable vehicles; and

**BE IT THEREFORE ORDAINED**, by the Borough Council of the Borough of Middlesex in the County of Middlesex and State of New Jersey that Chapters 403 (Vehicles, Abandoned) and Chapter 317 (Property Maintenance) of the municipal code shall be amended as follows:

**Section I:**

Chapter 403 (Vehicles, Abandoned) of the municipal code of the Borough of Middlesex is hereby repealed in its entirety and shall be replaced in the code book with the designation "RESERVED."

**Section II:**

Section 317-9 ("Definitions") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

Unless otherwise expressly stated, the following terms shall, for the purpose of this article, be defined as follows:

DETERIORATION

The condition of a structure or part thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay or neglect, lack of maintenance or excessive use.

#### ENFORCEMENT OFFICER

Except as defined in § 317-12A, the enforcement officer shall be the Director of Code Enforcement, Code Enforcer, Zoning Officer, Construction Official or an authorized representative as designated by Borough Administration. At the request of the enforcement officer, any patrolman or special officer of the Police Department, as defined in Chapter 80 of the Code of the Borough of Middlesex, shall be authorized to enforce § 317-1 of this chapter as related to any condition that offends, or is pervasive or obnoxious odors, or airborne particles which cause breathing difficulties or eye irritation, or any other such irritations or disturbances of a person of normal sensitivity.

#### EXTERIOR OF PREMISES

Those portions of a building or structure which are exposed to public view or are visible from adjoining or adjacent properties, including all outside surfaces and appurtenances thereto, and the open space on the premises outside any building or structure erected thereon.

#### EXTERMINATION

The control and elimination of insects, rodents or other pests by eliminating their harborage places, by removing or making inaccessible materials that may serve as their food by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

#### FIRE HAZARD

Anything or any act which increases or may cause any increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire or which may obstruct, delay or hinder or may become the cause of an obstruction, delay, hazard or hindrance to the prevention, suppression or extinguishment of fire.

#### GARBAGE

Animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

#### **INOPERABLE VEHICLE**

**Any motor vehicle that is not capable of being lawfully operated on public streets or highways due to the absence of essential parts, systems, or legal documentation. This includes, but is not limited to, vehicles that are: (1) not currently registered or licensed for operation; (2) incapable of self-propulsion; (3) missing critical components such as an engine, transmission, wheels, or other parts necessary for movement; or (4) visibly**

**damaged to the extent that safe operation is not possible.**

**NUISANCE**

Any public or private condition that would constitute a nuisance according to the statutes, laws and regulations of the State of New Jersey, any of its agencies or this code. Any physical condition existing in or on the exterior of any premises which is potentially dangerous, detrimental or hazardous to the health or safety of persons on, near or passing in proximity of the premises where said condition exists.

**OCCUPANT**

Any occupant, owner, agent, tenant, lessee, caretaker or other person or corporation in charge of, residing, living or sleeping in or on the premises of or having actual possession or use of a business, dwelling unit or rooming unit or other premises affected by this article.

**OPERATOR**

Any person, persons or entity not the owner, who has charge, care or control of a structure or a part thereof with or without the knowledge, consent or authority of the owner.

**OWNER**

Any person, persons or entity who shall have legal or equitable title in any form whatsoever to any premises or part thereof with or without accompanying actual possession thereof, or who shall have charge, care or control of any lot, premises, building, structure or part thereof, as owner or agent of the owner, or as fiduciary, trustee, receiver, guardian, lessee or mortgagee in possession, regardless of how such possession was obtained. Any person, group of persons or entity who is a lessee, sublessee or assignee of a lessee of any part or all of any building, structure or land shall be deemed to be a co-owner with the lessor for the purposes of this section and shall have responsibility over that portion of the premises so sublet, leased or assigned.

**PREMISES**

A lot, plot or parcel of land, including the buildings, structures and improvements thereon.

**RUBBISH**

All combustible and noncombustible waste materials other than garbage; and the term shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and the residue from burning wood, coal, coke or other combustible material and solid commercial and industrial waste. No chemicals such as those used in swimming pools, oil, gasoline or any other chemical which could cause a fire, explosion, or obnoxious gas shall be considered rubbish.

## UNREGISTERED VEHICLES

~~Motor vehicles, trailers, motorcycles, trucks, motorized or not, shall not be permitted on the exterior of premises unless housed in a garage. Unregistered vehicles may, however, be permitted on premises if the premises are used as a licensed junkyard.~~

### Section III:

Section 317-11A(11) ("Maintenance Standards") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

~~Unregistered~~ **Inoperable** motor vehicles, trailers, motorcycles, trucks, motorized or not, shall not be permitted on the exterior portion of the property unless housed in a garage. ~~Unregistered~~ **Inoperable** vehicles may, however, be permitted on premises if the premises are used as a licensed junkyard.

### Section IV:

Section 317-14 ("Noncompliance; Charge To Become Lien") is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

In accordance with N.J.S.A. 40:48-2.13, when any owner or tenant of lands who has neglected or refused to remove or destroy brush, weeds, dead and dying trees, stumps, roots, obnoxious growth, filth, garbage, trash, ~~and~~ **or debris, or has failed to remediate any other condition enumerated in Section 317-11A hereof,** after having been duly noticed to remove same, within the manner and time provided, the Borough, itself, as an additional remedy, may see to removal or compliance by utilizing the procedures set forth herein.

A.If such removal or compliance does not occur because the owner or tenant has refused or neglected or otherwise determined not to remove or comply, despite the notice of violation as set forth in § 317-13, the Borough may proceed to remediate the condition itself and authorize the investigating Borough official to effect removal or compliance subject to the due process procedure delineated herein.

B.The property owner or tenant shall be entitled to a hearing before the Borough Council. Service, duly noticed, of this hearing shall be made upon such owner, lessor or its agent by the Borough. This service of notice, provided to the owner, lessor, and adjacent property owners/tenants or their authorized agent, shall state the remediation action which may be taken by the Borough Council at that meeting. The notice shall also include a Notice of Lien indicating the cost to be incurred by the Borough to fully remediate the violation with said cost to be charged against the dwelling or lands.

C. In the event of an inability to serve the owner, lessor or agent, after reasonable effort, pursuant to N.J.S.A. 40:48-2.12, sufficient notice shall be deemed to have been given if such notice is posted on the premises in a conspicuous place.

D. Within 30 days of receipt of this service of notice or any extension of time granted thereto by the Borough Council, a public hearing shall be held by the Borough Council, at which time, after the presentation of evidence by the appropriate Borough official and the property owner/tenant, it may, if the evidence warrants it, adopt a resolution authorizing the remediation of the condition.

E. Pursuant to resolution, a lien shall be added to and become and form part of the taxes next to be assessed and levied upon such lands. Such a lien shall bear interest at the same rate as the taxes and shall be collected and enforced by the Tax Collector.

### **Section V**

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

### **Section VI**

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

### **Section VII**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

<b>RESULT:</b>	<b>FIRST READING</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Shannon Quinn
<b>NAYS:</b>	Jennifer Clock
<b>ABSTAINED:</b>	None

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3. **Ordinance 2161-26** AN ORDINANCE AMENDING CHAPTER 420, ZONING, OF THE ORDINANCES OF THE BOROUGH OF MIDDLESEX, TO REZONE BLOCK 15, LOTS 18, 20 AND 22 AS A NEW TH-AH-1 ZONE

<b>RESULT:</b>	<b>FIRST READING</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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4. **Ordinance 2162-26** AN ORDINANCE AMENDING CHAPTER 420, ZONING, OF THE ORDINANCES OF THE BOROUGH OF MIDDLESEX, TO CREATE AFFORDABLE HOUSING OVERLAY ZONES

<b>RESULT:</b>	<b>FIRST READING</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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5. **Ordinance 2163-26** AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 420 "ZONING" OF THE CODE OF THE BOROUGH OF MIDDLESEX, TO INCLUDE NEW ARTICLE XII SETTING FORTH MANDATORY SETASIDE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE BOROUGH OF MIDDLESEX

<b>RESULT:</b>	<b>FIRST READING</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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**IX. ORDINANCE(S) FOR PUBLIC HEARING AND FINAL ADOPTION**

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**X. ADOPTION OF MINUTES**

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1. Approval of the January 27, 2026 Regular and Executive Meeting Minutes.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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**XI. MAYOR'S REPORT**

Mayor Mikolajczyk made the following comments:

- Coffee with a Cop went well.
- Update on health insurance.
- Working on Music in the Park, I have reached out to the Legion.
- On March 10th Dave Oliver will be recognized as the next Pillar of Middlesex.
- Update on the Class III Officers.

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**XII. COUNCIL MEMBER REPORTS**

Council President Conahan made the following comments:

- Coffee with a cop went well, it was the best one yet.
- DPW did a tremendous job with the cleanup from the massive snow storm.
- Dave Oliver will be the 1st Pillar of Middlesex for 2026.
- Thank you to OEM, PD and the Red Cross for partnering with the High School.
- The MVP upgrades should be done by spring.
- Highlights of the DPW Report.

Councilwoman Clock made the following comments:

- DPW did a great job with the snow removal.
- Culture and Arts held their reorganization meeting.
- Film held their reorganization meeting.
- The Senior Department is working on their budget.

- Senior Tax Prep will start appointments on February 12th.

Councilman DeScenza made the following comments:

- DPW and the Police did a great job during the last storm.
- The library's new LED lights were installed in the Children's room and look terrific, similar lights are being studied for the general library area. We should do the same for the Municipal Building.
- SWAC meeting was held virtually this afternoon and the County will be inspecting all municipal rollofs for proper stickers.
- Our CFO and Administrators are meeting with Department Heads to finalize the 2026 expense budget, so far all is going well. The next step is to meet with our Auditor to develop and finalize the income portion of the budget. We hope to sit down and review the final budget for adoption in the next two weeks.

Councilman Dotey made the following comments:

- The Police held Coffee with a Cop.
- The Fire Department held their awards dinner and were on standby for the storm.
- DPW did great with the storm clean up.
- I received a letter from a resident commending Officer Gurell for his response when she was in need of assistance.

Councilman Griggs made the following comments:

- Highlights of the 2025 End of Year Report from Zoning.
- Pool Registration opens March 1st for residents.
- Highlights of the Recreation Report.

Councilwoman Quinn made the following comments:

- Thank you First Responders for your help when I fell.
- I attended an orientation meeting for new Council Members.
- The Board of Health will meet Thursday.
- The Shade Tree will meet Thursday.
- The Board of Education will meet February 18th and 19th.

### **Fire Hydrant Snow Clearing**

Following the January 25–26 winter storm, the Borough experienced significant snowfall accumulations of 12–15 inches, topped with freezing rain and sleet. The snowfall and subsequent plowing efforts left many of the Borough's 312 fire hydrants covered in snow and ice, making them inaccessible. By the end of that week, the Department of Public Works had already cleared 210 hydrants.

The Borough released information on our website, Nixle, and social media asking the public for assistance in clearing the remaining hydrants that were buried in snow. Throughout the weekend, the Middlesex Fire Department and many residents, including the Mayor, cleared most of the remaining hydrants.

As a Public safety message I want to inform everyone that buried or snow-blocked hydrants delay emergency response times, as fire apparatus carry only a limited water supply. Residents are reminded to always clear a 3-foot radius around hydrants on or near their property to allow easy access in the event of a residential structure fire. Clearing fire hydrants after heavy snowfall is critical to public safety, as it allows firefighters to immediately access water, saving vital seconds, especially considering a fire can double in size every 30–60 seconds.

### **Pothole Repair**

Since the recent snowstorms and extended cold temperatures, a significant number of potholes have developed on Borough roadways. Last week the Department of Public Works used six (6) tons of asphalt patch to repair many of them. As a reminder, drivers should use caution while traveling, especially in areas where repairs are ongoing and report hazardous roadway conditions to the Borough. Residents may report potholes to the Department of Public Works by calling (732) 968-1603.

### **Budget Process**

Caroline Benson, our CFO, Lenny, and I have held several preliminary budget meetings to review submissions from the Department of Public Works, Police Department, Fire Department, Court, Tax Collector, Engineering, and Legal. We are further along in the process compared to previous years and expect to provide preliminary budget totals to the Mayor and Council for review soon.

### **Temporary Part Time Zoning and Construction Clerk**

We are in the process of hiring a temporary part-time Zoning and Construction Clerk to fill in for an employee on medical leave. The part-time position will be for twenty-five (25) hours per week. This job opportunity is posted on the

Borough website, Borough message board, and released on social media.

### **Employee Performance Appraisals**

Performance evaluations are currently being completed for all employees. All evaluations will be finalized and filed with the Human Resources Department by the end of the month.

### **Bus Stop Upgrades**

New Jersey Transit installed solar lighting at the Union Avenue/Harris Avenue and Union Avenue bus stop and the Union Avenue bus shelter in front of the Middlesex Shopping Center. The new solar lighting harnesses renewable energy to efficiently illuminate the bus stops. The system is designed to provide safe, reliable lighting without relying on the power grid, reducing energy costs and carbon footprint.

### **FY26 Streetscape Project Phase 2 Grant**

Lenny worked with the team and applied for the grant of up to \$1.5 million last year. The Borough was awarded \$850,000 for the FY26 Streetscape Project Phase 2 Grant. We were fortunate to receive this funding, which will allow the Borough to move forward with Phase 2 of the Streetscape Project at no cost to the local taxpayer. The grant will fund upgrades to Route 28 from Washington Avenue to Lorraine Avenue, including decorative lighting, curbs, sidewalk pavers, benches, and shade trees. These improvements will enhance the appearance of the corridor while continuing our efforts to invest in the community in a fiscally responsible way.

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## **XIV. PRIVILEGE OF THE FLOOR**

Mayor Mikolajczyk opened the Privilege of the Floor for anyone wishing to comment.

Vincent Pileggi, 608 Clinton Avenue made the following comments:

- A draft resolution to place a question on the ballot for the General Election is provided, and I would like the Councils support.
- This would be a non-binding question.

Dave Polakiewicz, 240 Hazelwood Avenue made the following comments:

- He has known Dave Oliver since he was young.
- What is our obligation and how long do we have to comply for the affordable housing Ordinances?
- How do we intend to provide it?

- Are there guidelines for future developers?
- What is the status of Ed Johnson's zoning change request?
- What is the decision?

Monica Townsend, 120 Barbara Place, made the following comments:

- Congrats on the Streetscape Grant.
- How long is the project going to take?
- The Council Member terms are not on the website.
- What is the Borough's position on ICE and how are you keeping the residents safe?
- Are you aware of the letter sent to residents about the solar panels?
- What is the status of the Administrator position?
- Will the Borough put something on the website about Black History Month?

Seeing that there were no further public comments, Mayor Mikolajczyk closed the public portion of the meeting.

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**XV. NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS:**

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1. **Resolution 63-2026** Authorizing the Tax Collector to Issue a Tax Title Lien Redemption for Block/Lot: 212 / 4

**WHEREAS**, pursuant to N.J.S.A. 54:5-54, a lien has been redeemed by the owners or those persons having an interest, and the purchasers of said property are legally entitled to receive redemption funds in the following specific amounts, and;

**WHEREAS**, the interest and payments on the following Tax Title Lien Redemptions were calculated for February 10, 2026 and;

**NOW, THEREFORE, BE IT RESOLVED** the Tax Collector is hereby authorized to issue a check to the lien holder in the following amount(s):

Date of Sale: 11/18/2025  
Block/Lot: 212 / 4  
Amount: \$431.04  
Premium: \$1,100.00

Certificate: 24-00005

Payable To: Christiana T C/F CE1/Firstrust  
PO Box 5021  
Philadelphia, PA 19111-5021

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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2. **Resolution 64-2026** Approving the Temporary Discharge Approval Application at the Factory Lane Site to be Submitted by the MCUA at the Request of New Fields, on Behalf of Bayer Crop Science, Inc

**WHEREAS**, New Fields, on behalf of Bayer Crop Science, Inc. is providing a copy of the Temporary Discharge Approval Application for Groundwater Remediation Control at the Factory Lane Site in Middlesex to be submitted to the Middlesex County Utilities Authority (MCUA); and

**WHEREAS**, New Fields, on behalf of Bayer Crop Science, Inc. is seeking MCUA's approval to discharge the treated water generated by these activities to the MCUA treatment plant via a metered connection to the Middlesex Borough's Sanitary Sewer System in Factory Lane; and

**WHEREAS**, New Fields, on behalf of Bayer Crop Science, Inc. is required to have the Borough's approval on a yearly basis for temporary use of the culverts that run under Factory Lane and the Conrail Port Reading Railroad, as the Factory Lane Site has resulted in arsenic impacts to soil and groundwater; and

**WHEREAS**, at the recommendation of the Borough's Sewer Operator and the Governing Body it is recommended that the Conditions on this Temporary Discharge Approval be amended to read as follows:

1. Condition 1D shall be modified as follows:

MCUA reserves the right to modify the monitoring frequencies and discharge limitations set forth herein when necessary; to protect its collection system and/or treatment system, the public health and welfare and/or the environment; to satisfy any federal or state law, rule or regulation or any amendment thereof or supplement thereto or for other reasons as set forth in Section 5.17 of the MCUA's Rules and Regulations. No discharge shall occur during storm events, if

specifically requested by the MCUA or the Borough of Middlesex prior to, or during such an event.

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

1. Middlesex Borough hereby approves the execution of the Middlesex County Utilities Authority Temporary Discharge Approval Application for the Groundwater Remediation Control and approves New Fields, on behalf of Bayer Crop Science, Inc., temporary use of the culverts that run under Factory Lane and the Conrail Port Reading Railroad, as amended above under "Conditions" Item 1D.
2. This Resolution has been included as Exhibit E of the Temporary Discharge Approval Application to reflect the modifications requested by the Governing Body. 14.7 Packet Pg. 26
3. This resolution shall take effect immediately.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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3. **Resolution 65-2026** Approval of the 2026 HUD Funds

The following items have been approved by the Housing and Community Development Committee to be submitted to the Middlesex County Housing & Community Development for approval for the use of the 2026 Grant Funds:

Senior Coordinator Salary	\$23,850
Senior Drivers	\$19,904
Code Enforcement	\$20,100
<b>TOTAL</b>	<b>\$63,854</b>

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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4.       **Resolution 66-2026** Reimbursement of Dog and Cat Licenses Due to Insufficient Rabies Vaccination

The Governing Body hereby approves the reimbursement fee for Dog/Cat Licenses to the following residents:

Dog License Reimbursement

Mary Lampell 2A Gramercy Gardens Place Middlesex, NJ	\$10.00
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Aimee McNamara 85 Louis Ave Middlesex, NJ	\$10.00
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Cat License Reimbursement

Teresa Burkhart 5A Foxhall Middlesex, NJ	\$5.00
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<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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5.       **Resolution 67-2026** Increasing the Bid Threshold to \$53,000.00

**WHEREAS**, effective July 1, 2020, Governor Phil Murphy has exercised the statutory authority pursuant to N.J.S.A. 52:34-7 to adjust the bid threshold for awarding contracts by governmental contracting units; and

**WHEREAS**, N.J.S.A. 40A: 11 9 (b) provides that a government unit which employs a Qualified Purchasing Agent can take advantage of the adjusted bid threshold of \$ 53,000.00 pursuant to N.J.S.A. 40A: 11-3a and grants the authorization to negotiate and award such contracts below the bid threshold; and

**WHEREAS**, N.J.A.C.5:34 5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent; and

**WHEREAS**, Francis J. Decibus, Purchasing Agent possesses the designation of Qualified Purchasing Agent as issued by the Director of the Division of Local Government Services in accordance with N.J.A.C. 5:34 5.4; and

**WHEREAS**, the Borough of Middlesex desires to take advantage of the adjusted bid threshold.

**NOW THEREFORE BE IT RESOLVED**, that the governing body of the Borough of Middlesex, County of Middlesex, in the State of New Jersey, hereby increases the bid threshold from \$ 44,000.00 to \$ 53,000.00; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, that the governing body hereby recognizes Francis J. Decibus as the Qualified Purchasing Agent to exercise the duties of a purchasing agent pursuant to N.J.S.A. 40A:11 2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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6.           **Resolution 68-2026** Accepting the Termination of Lauren Frisoli  
Effective February 6, 2026

The Governing Body of the Borough of Middlesex hereby accepts the termination of Lauren Frisoli from the Clerk's Department effective February 6, 2026.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan

<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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7. **Resolution 69-2026** Authorizing the Mayor to Execute an Agreement for the Green Acres Program

**WHEREAS**, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

**WHEREAS**, the Borough of Middlesex has obtained a Green Acres grant of \$76,000 from the State to fund the following project(s):

**#1210-25-058 Victor Crowell Park Stewardship Improvements**

**NOW, THEREFORE, BE IT RESOLVED BY THE** Governing Body of the Borough of Middlesex **THAT:**

1. Jack Mikolajczyk, Mayor of the above-named governing body, is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Victor Crowell Park Stewardship Improvements, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$76,000, *and*;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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**XVI. NON-CONSENT AGENDA/RESOLUTIONS:**

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1.       **Resolution 70-2026 Pay All Claims**

THE DISBURSING OFFICERS BE AND THEY ARE HEREBY AUTHORIZED TO PAY THE ATTACHED CLAIM LIST AS PRESENTED, IF FOUND CORRECT, AND APPROVED BY THE FINANCE COMMITTEE. EXCLUDED VOUCHERS MAY BE PAID UPON BEING FOUND ACCEPTABLE.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan
<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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**XVII.       AGENDA WORKSHOP ITEM**

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1.       Fire Police Restructuring

Item removed from the agenda.

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2.       Fire Hydrant Snow Removal

Council discussed the events of the last winter storm and the unusual accumulation of snow. The Fire Department is urging the Council to create an Ordinance that would require homeowners to clear snow from fire hydrants, similar to the requirements on snow removal for sidewalks. This would alleviate a great hardship on the dwindling membership of the Fire Department.

Consensus was received to move forward with amending the Ordinance to include snow removal from fire hydrants.

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**XVIII.       PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS**

Mayor Mikolajczyk opened the Privilege of the Floor on Agenda Workshop Items for anyone wishing to comment.

Bruce Sanders, 10 Venice Avenue made the following comments:

- We need to keep it simple.

- Information should be put out on Nixle to residents reminding them to clear snow from hydrants.

Dave Polakiewicz, 240 Hazelwood Avenue made the following comments:

- We need to raise awareness on this matter.
- This should be a neighborhood responsibility.
- A letter should be put in the tax bills to raise awareness.

Monica Townsend, 120 Barbara Place, made the following comments:

- The Ordinance is a good idea.
- Will those unable to clear the snow be part of the Ordinance?
- Will there be a fine?

Seeing that there were no further comments, Mayor Mikolajczyk closed the Privilege of the Floor on Agenda Workshop Items.

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## **XIX. EXECUTIVE SESSION**

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### **1. Resolution 71-2026 Executive Session**

**WHEREAS**, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

**WHEREAS**, the Governing Body of the Borough of Middlesex has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public including: Contract Negotiations - Class III Officers; and

**WHEREAS**, the regular meeting of this Governing Body will reconvene.

**NOW, THEREFORE, BE IT RESOLVED** that the Governing Body of the Borough of Middlesex will go into closed session for the following reason listed above as outlined in N.J.S.A. 10:4-12 and the minutes will be kept, and once the matter involving the confidentiality of the items no longer require confidentiality, the minutes can be made public.

<b>RESULT:</b>	<b>ADOPTED</b>
<b>MOVER:</b>	Council President Michael Conahan

<b>SECONDER:</b>	Councilman Kevin Dotey
<b>AYES:</b>	Michael Conahan, Joseph DeScenza, Kenneth Griggs, Kevin Dotey, Jennifer Clock, Shannon Quinn
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

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Contract Negotiations - Class III Officers

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**XX. ADJOURNMENT**

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1. The next regular meeting will be March 10, 2026.

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Respectfully yours,

Kelsey Meixner  
Municipal Clerk