

**SOUTH PLAINFIELD BOROUGH
BOROUGH COUNCIL MEETING MINUTES
SEPTEMBER 2, 7:00 P.M.**

***This meeting was also transmitted virtually via the Webex platform**

CALL TO ORDER: Mayor Anesh called the meeting to order at 7:00 p.m. Mayor Anesh read the sunshine statement and announced that same is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met with adequate notice of this remote hybrid meeting having been provided to the Borough's two official newspapers and also published on the Borough's website. Instructions for accessing the remote public meeting are found on the Borough's website next to the agendas. Documentation pertaining to the remote meeting can be found electronically on the Borough's website Mayor Anesh stated that pursuant to Article IV, Section 2 of the By-Laws, "the presiding officer shall limit such discussion to not more than a three-minute duration."

The roll call was administered by Clerk Antonides as follows:

COUNCIL	Present	Absent	Late
Councilman Bengivenga	X		
Councilwoman Faustini	X		
Councilwoman Mott		X	
Councilman Smith	X		
Councilman Wolak	X		
Council President White	X		
Mayor Anesh	X		
ALSO PRESENT			
Administrator Cullen	X		
Clerk Antonides	X		
Attorney Paul Rizzo	X		
Engineer Miller		X	
Chief Papa		X	

Flag Salute: was led by Mayor Anesh and Councilwoman Faustini said the invocation.

Mayor Anesh reviewed some basic rules for conducting the hybrid virtual meeting this evening. All lines will be muted until such time that the floor is open for public comment. Each phone call or virtual hand raise will be taken one at a time. To unmute the microphone, just click on the red microphone picture that has a line through it. It will then turn green, indicating you have been unmuted and may begin to speak. Callers may dial 1-646-922-2010 followed by the access code 126 663 1990 #. Using the pound button will mute and unmute the voice feature for any phone callers.

Clerk Antonides reviewed the agenda adding resolution 25-314 and 25-315. Councilman Smith made a motion to add resolutions 25-314 and 25-315 to this evening's agenda, seconded by Councilwoman Faustini and unanimously carried.

Mayor Anesh asked the council if they had any further comments. Mr. Cullen explained that the funds for capital ordinance #2368 will be partially paid for by various utility companies for the work that will be done on Tyler Place, Hollywood Avenue, Make Place and Ryan Street. Mr. Cullen went on to answer both Council Present White and Councilman Smith's questions in this regard and with no further comments from the Council, Mayor Anesh proceeded.

Public Comment: Mayor Anesh opened the floor for public comment. Mayor Anesh also awaited virtual hand raises and unmuted all microphones.

Debbie Boyle reminded everyone of the Mayor's Wellness Health Fair that will be held on November 1st and thanked Recreation Director Elizabeth Yarus for the use of Putnam Park for the event which will take place from 11 a.m. to 2 p.m. Various items will be accepted as donations that day.

Harrison Liss of National Realty said he was disappointed to see that the Regal Cinema was excluded from the M3-A overlay zone ordinance. Mr. Rizzo Esq. said it wasn't intentionally excluded. It wasn't included by the planner. Mr. Rizzo suggested that since we are in the process of undergoing our master plan review now, to just make a written request to our Planning Board for consideration.

Authorizing the Approval of Council Minutes:

- August 11, 2025 – Council Meeting
- August 11, 2025 – Executive Session

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga	X		X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak			X				
Council President White		X	X				
			5	0			

PROCLAMATIONS:

Americans with Disabilities Act – 35th Anniversary – was read in full by Mayor Anesh. Dr. Jackee Jackson came forward and accepted the proclamation and spoke a few words of the importance of accessibility for those with a disability. Everyone extended a round of applause and photographs were taken by family, friends and media present.

Junior Baseball 11U Travel Team – was read in full by Mayor Anesh. All members of the Junior Baseball 11u Travel Team and the Coaches present came forward and accepted the proclamation. Everyone extended a round of applause and photographs were taken by family, friends and media present.

Mayor Anesh called for a brief recess at 7:25 p.m.
Mayor Anesh called the meeting back to order at 7:26 p.m.

ORDINANCES:

The following ordinance #2363 was read by Clerk Antonides by title for a second reading. Mayor Anesh opened the floor for a public hearing. With no comments from either the public or the Council, closed the floor.

ORDINANCE 2363

AN ORDINANCE THAT PROVIDES FOR THE COMPENSATION OF EMPLOYEES OF THE BOROUGH OF SOUTH PLAINFIELD AND THE PAYMENT OF SUCH COMPENSATION FOR THE YEARS 2024 THROUGH 2027 FOR DPW, TEAMSTERS LOCAL UNION NO. 469

Position	2023	2024	2025	2026	2027
General Supervisor, CDL	42.81	43.32	43.83	44.34	44.85
Supervisor Level 3 CDL	43.14	43.65	44.16	44.67	45.18
Supervisor Level 2 CDL	42.55	43.06	43.57	44.08	44.59
Supervisor Level 1 CDL	40.76	41.27	41.78	42.29	42.80
Heavy Equipment Operator Level 3/Broom Operator Level 3 CDL	39.25	39.76	40.27	40.78	41.29
Heavy Equipment Operator Level 1/Broom Operator Level 2 CDL	37.56	38.07	38.58	39.09	39.60
Motor Broom Operator Level 1 CDL	35.87	36.38	36.89	37.40	37.91
Tree Maintenance Worker Level 2	33.95	34.46	34.97	35.48	35.99
Tree Maintenance Worker Level 1	32.26	32.77	33.28	33.79	34.30
Supervisor Mechanic Level 3	42.44	42.95	43.46	43.97	44.48
Supervisor Mechanic Level 2	40.75	41.26	41.77	42.28	42.79
Supervisor Mechanic Level 1	44.14	44.65	45.16	45.67	46.18
Mechanic - Class A - Level 2 CDL Required	37.56	38.07	38.58	39.09	39.60
Mechanic - Class A - Level 1 CDL Required	35.87	36.38	36.89	37.40	37.91
Mechanic - Class B CDL Required	34.18	34.69	35.20	35.71	36.22
Mechanic - Class C CDL Required	28.70	29.21	29.72	30.23	30.74
Senior Maintenance Repairer Level 3 CDL Required	37.56	38.07	38.58	39.09	39.60
Senior Maintenance Repairer Level 2 CDL Required	35.87	36.38	36.89	37.40	37.91
Senior Maintenance Repairer Level 1 CDL Required	34.18	34.69	35.20	35.71	36.22
Heating & Air Conditioning Mechanic Level 3 CDL Required	37.56	38.07	38.58	39.09	39.60
Heating & Air Conditioning Mechanic Level 2 CDL Required	35.87	36.38	36.89	37.40	37.91
Heating & Air Conditioning Mechanic Level 1 CDL Required within 1st year	34.18	34.69	35.20	35.71	36.22
Building Maintenance 4 CDL Required	33.95	34.46	34.97	35.48	35.99
Building Maintenance 3 CDL Required	32.26	32.77	33.28	33.79	34.30
Building Maintenance 2 CDL Required	30.57	31.08	31.59	32.10	32.61
Exterminator 5 CDL Required	32.07	32.58	33.09	33.60	34.11
Exterminator 4 CDL Required	30.38	30.89	31.40	31.91	32.42
Exterminator 3 CDL Required	28.70	29.21	29.72	30.23	30.74
Truck Driver - Level 3 CDL	32.07	32.58	33.09	33.60	34.11
Truck Driver - Level 2 CDL	30.38	30.89	31.40	31.91	32.42
Truck Driver - Level 1 CDL	28.70	29.21	29.72	30.23	30.74
Sewer Repairman CDL Required	28.70	29.21	29.72	30.23	30.74
Exterminator - Level 2 CDL Required	27.01	27.52	28.03	28.54	29.05
Exterminator - Level 1	25.32	25.83	26.34	26.85	27.36
Laborer V Building Maintenance 2-CDL Required	25.91	26.42	26.93	27.44	27.95
Laborer IV Building Maintenance 1	24.22	24.73	25.24	25.75	26.26
Laborer III	22.53	23.04	23.55	24.06	24.57
Laborer II	20.84	21.35	21.86	22.37	22.88
Laborer I	19.15	19.66	20.17	20.68	21.19
LABOR STEPS					
Step #1 0-12 Months					
Step #2 13-24 Months					
Step #3 25-36 Months					
Step #4 37-48 Months					
* Article #24B shall contain the timeframes in each Level/Step					
Each step is at a three year increment except laborer which is just a one year increment before moving to the next step					
SECTION 2. REPEALER. Any ordinance or parts inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.					
SECTION 3. EFFECTIVE DATE. This ordinance shall become effective after publication in accordance with the law.					

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga		X	X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak			X				
Council President White	X		X				
			5	0			
Mayor Anesh – TIE ONLY							

The following ordinance #2364 was read by Clerk Antonides by title for a second reading. Mayor Anesh opened the floor for a public hearing. With no comments from either the public or the Council, closed the floor.

NOTICE OF ADOPTION

ORDINANCE 2364

AMENDING ORDINANCE 2299 THAT PROVIDES FOR THE COMPENSATION OF EMPLOYEES OF THE BOROUGH OF SOUTH PLAINFIELD AND THE PAYMENT OF SUCH COMPENSATION FOR THE YEARS 2024 THROUGH 2028 FOR AFSCME UNION EMPLOYEES

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak			X				
Council President White		X	X				
			5	0			
Mayor Anesh – TIE ONLY							

The following ordinance #2365 was read by Clerk Antonides by title for a second reading. Mayor Anesh opened the floor for a public hearing. With no comments from either the public or the Council, closed the floor.

BOND ORDINANCE #2365

BOND ORDINANCE PROVIDING FOR VARIOUS POOL IMPROVEMENTS
IN AND BY THE BOROUGH OF SOUTH PLAINFIELD, IN THE COUNTY
OF MIDDLESEX, NEW JERSEY, APPROPRIATING \$890,000 THEREFOR
AND AUTHORIZING THE ISSUANCE OF \$276,000 BONDS OR NOTES OF
THE BOROUGH TO FINANCE PART OF THE COST THEREOF.

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

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to
be undertaken by the Borough of South Plainfield, in the County of Middlesex, New Jersey (the "Borough"). For the
improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$890,000, including a

\$600,000 grant expected to be received from the New Jersey Department of Community Affairs (the "State Grant"). Although no down payment is required pursuant to N.J.S.A. 40A:2-11(c) as the improvement or purpose described in Section 3(a) hereof is (i) deemed self-liquidating and the bonds and bond anticipation notes authorized herein are deductible from the gross debt of the Borough, as more fully explained in Section 6(e) of this bond ordinance, and (ii) being partially funded by the State Grant, an amount equal to \$14,000 is, nevertheless, provided as a down payment for this purpose. Said down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment and in anticipation of the receipt of the State Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$276,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is various pool improvements, including all work and materials necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this

bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

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

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Borough may lawfully undertake as a self-liquidating purpose of a municipal public utility. No part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 15 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$276,000, but that the net debt of the Borough determined as provided in the Local Bond Law is not increased by this bond ordinance. The obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$130,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

(e) This bond ordinance authorizes obligations of the Borough solely for purposes described in N.J.S.A. 40A:2-7(h). The obligations authorized herein are to be issued for a purpose that is deemed to be self-liquidating pursuant to N.J.S.A. 40A:2-47(a) and are deductible from the gross debt of the Borough pursuant to N.J.S.A. 40A:2-44(c).

Section 7. The Borough hereby declares the intent of the Borough to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse

expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or, if other than the State Grant, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

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

Section 10. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation of rate or amount.

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

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini		X	X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak			X				
Council President White	X		X				
			5	0			
Mavor Anesh – TIE ONLY							

The following ordinance #2366 was read by Clerk Antonides by title for a second reading. Mayor Anesh opened the floor for a public hearing. With no comments from either the public or the Council, closed the floor.

ORDINANCE 2366

AN ORDINANCE CREATING THE M-3A INDUSTRIAL OVERLAY ZONE

WHEREAS, the Borough of South Plainfield Zoning Board has reviewed and granted d(1) use variance approvals for an increasing number of warehouse uses along the Borough's Hadley Road/Route 287 corridor ("Study Area") in recent years;

WHEREAS, the Borough of South Plainfield Council adopted Resolution 25-189 authorizing Heyer, Gruel & Associates to perform services associated with the evaluation of overlay zones and possible rezoning of the Hadley Road/Route 287 corridor on May 19, 2025; and,

WHEREAS, a study dated July 2025 was prepared by Heyer, Gruel & Associates to evaluate the Study Area, which concluded that the existing conditions and desired future use of the Study Area support the creation of an M-3A Industrial Overlay to apply to the entirety of the Study Area.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of South Plainfield, that the Municipal Code is amended to add Section 540-45A, titled M-3A Industrial Overlay Zone as provided for herein.

Section 1. Article VII, entitled "Zone District Regulations," of the Brough of South Plainfield Zoning Ordinance is hereby amended to add a new Section 540-45A as follows:

§ 540-45A – M-3A Industrial Overlay Zone

A. Purpose

1. The purpose of the M-3A Industrial Overlay Zone is to provide for opportunities to realize future development within and along the Hadley Road/Route 287 corridor that complements existing zoning and land uses in the immediate and surrounding area, while also allowing for the future development of desirable uses appropriate to the corridor.
2. The M-3A Industrial Overlay Zone is non-mandatory and, as such, new development within the zone must comply with either the regulations of the underlying zoning district the parcel is located in or the regulations of the M-3A Industrial Overlay Zone.

B. Applicability

1. The M-3A Overlay Zone shall apply to the following Borough of South Plainfield parcels , as described below and illustrated in the map attached herein as Exhibit A: Block 472, Lots 29.01, 33, & 36.01; Block 528, Lots 46.03, 46.06, 46.07, 46.08, 46.081, 46.10, 46.11, 46.12, 46.14, 46.16, 46.18, 46.19, 46.20, 46.21, 46.22, 46.24, 46.25, 47.02, 47.03, & 47.04; Block 528.01, Lots 45.01, 45.04, 45.05, 45.06, 45.07, 45.08, 45.09, 46, 46.01, 46.04, 46.061, 46.09, 46.10, 46.11, & 47; Block 535, Lots 9.01, 11, 12, 13, 14, 15, & 17; Block 536, Lots 1, 2, & 3; Block 537, Lots 1, 2, 3, 4, 5, & 6; Block 538, Lots 1, 2, 3.01, 6, & 9.01; Block 539, Lots 1, 2, 3, 4, 5, & 6; and Block 540, Lots 1.01, 6, & 12.
2. The M-3A Overlay Zone shall additionally apply to any future lots created within the boundaries of the Zone, as established through subdivision protocols.

C. Permitted Uses:

1. All uses permitted in the M-1 Zone
2. Warehouse and Distribution center, including sales at retail of a clearance nature; provided, however, that such sales activities occur not more frequently than one every quarter for a period, in each case, of not more than seven consecutive days' duration
3. Lumberyards

D. Prohibited Uses

1. Residential
2. The manufacture, fusing and production of quartz and of silica and quartz products; the manufacture of electrical instruments and electrical components; the manufacture and

production of all types of precious and base metals and alloys in ingot form, refining, melting, casting and working of precious and base metals and allots; manufacture and production of precious base and alloy metal products, including processing, milling, machine fabrication and assembling; manufacture and production of nonhydrocarbon chemical and catalyst products, plating compounds and solutions, diamonds and other precious stone products, brazing fluxes, light metal parts, liquid gold and other precious and base metal organic-based paints, casting compounds and cements, gas-measuring equipment and gas-generating and storage equipment.

- E. Lot and Yard Requirements
 - 1. See Schedule of General Requirements
- F. Off-Street Parking Requirements
 - 1. See Article VI
- G. Signs
 - 1. See Article VIII, § 540-54
- H. Buffer Zone Requirements
 - 1. Buffer zone requirements shall be the same as set forth for the M-1 Zone

Section 2. § 540-5, entitled "Definitions," of the Borough of South Plainfield Zoning Ordinance is hereby amended to add the definition of "warehouse" and "truck depot", as follows:

WAREHOUSE – A building or group of buildings/structures/centers/facilities primarily involved in the receipt of products and materials and their indoor storage, separation, processing, fabrication, transfer, or wholesale distribution, including order fulfillment, accessory transshipment facilitation, and related "last mile" activities, but not including a truck depot. The term warehouse shall include distribution facilities, fulfillment centers, logistics facilities and similar uses, including e-commerce activities.

TRUCK DEPOT – A facility primarily used for the storage, dispatch, maintenance, and repair of trucks, trailers, and other similar heavy vehicles, in which the primary function of the establishment is motor freight shipment.

Section 3. Article IV: Establishment of Zones and Zoning Map, Sections 540-7 and 540-8 are hereby amended to include the M-3A Industrial Overlay Zone referenced herein.

Section 4. This Ordinance shall be subject to review and recommendation by the Borough of South Plainfield Planning Board in accordance with N.J.S.A. 40:55D-26 and notice requirements of N.J.S.A. 40:55D-62.1.

Section 5. All ordinances or parts thereof that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of their inconsistencies.

Section 6. The various parts, sections, and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 7. This Ordinance shall take effect immediately upon its final passage and publication as required by law and filing with the Middlesex County Planning Board.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White	X		X				
			5	0			
Mayor Anesh – TIE ONLY							

The following ordinance #2367 was read by Clerk Antonides by title for a first reading. Mayor Anesh set the public hearing for September 15, 2025 at 7:00 p.m.

ORDINANCE 2367

**ORDINANCE AUTHORIZING A SPECIAL EMERGENCY APPROPRIATION
IN THE AMOUNT OF \$1,250,000 FOR THE PREPARATION AND EXECUTION
OF A COMPLETE PROGRAM OF REVALUATION OF REAL PROPERTY
IN AND BY THE BOROUGH OF SOUTH PLAINFIELD, IN THE COUNTY
OF MIDDLESEX, NEW JERSEY.**

BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SOUTH PLAINFIELD, IN THE COUNTY OF MIDDLESEX, NEW JERSEY, AS FOLLOWS:

Section 1. The preparation and execution of a complete program of revaluation of real property in and by the Borough of South Plainfield, in the County of Middlesex, New Jersey (the "Borough"), is hereby authorized, and a special emergency appropriation in the amount of \$1,250,000 is hereby authorized pursuant to the Local Budget Law (N.J.S.A. 40A:4-53(b)).

Section 2. A copy of this ordinance as finally adopted shall be filed with the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey.

Section 3. This ordinance shall take effect in accordance with applicable law.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith		X	X				
Councilman Wolak			X				
Council President White			X				
			5	x			
Mayor Anesh – TIE ONLY							

The following ordinance #2368 was read by Clerk Antonides by title for a first reading. Mayor Anesh set the public hearing for September 15, 2025 at 7:00 p.m.

ORDINANCE 2368

A CAPITAL ORDINANCE AUTHORIZING VARIOUS “ROAD IMPROVEMENTS TO TYLER PLACE AND ENGINEERING AND DESIGN FOR HOLLYWOOD AVENUE, MACK PLACE AND RYAN STREET” AT A COST OF \$325,000.00, IN THE BOROUGH OF SOUTH PLAINFIELD, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

BE IT ORDAINED BY THE GOVERNING BODY OF THE BOROUGH OF SOUTH PLAINFIELD, NEW JERSEY as follows:

Section 1. The aforementioned assets be funded by the following sources:

Reserve for Off-tract Improvements \$325,000.00

Totals \$325,000.00

Section 2. That the improvements described in Section 1 hereof shall be authorized as Capital Improvements for the Borough of South Plainfield in the County of Middlesex, New Jersey.

Section 3. It is hereby determined and declared by this Mayor and Borough Council as follows:

- A. That the maximum estimated amount of money to be raised from all sources for the purposes stated in Section 1, hereof, is \$325,000.00. Improvements shall include, but not be limited to, Tyler Place and engineering for Hollywood Ave, Mack Place and Ryan Street.
- B. That the cost for the improvements totaling \$325,000.00 shall be paid from the Reserve for Off-tract Improvements.
- C. The estimated useful life of said improvements is hereby determined to be seven (7) years.

Section 4. That the total amount of the appropriation to be expended for Architectural and inspection costs, legal costs, advertisement of ordinance and other expenses as provided in Section 48:2-20 of the Revised Statutes, is not to exceed \$75,000.00.

Section 5. This ordinance shall take effect after final passage and publication in accordance with the law.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak	X		X				
Council President White		X	X				
			5	0			
Mavor Anesh – TIE ONLY							

The following ordinance #2369 was read by Clerk Antonides by title for a first reading. Mayor Anesh set the public hearing for September 15, 2025 at 7:00 p.m.

ORDINANCE 2369

AN ORDINANCE AMENDING ORDINANCE 2304, 2320 AND 2335 THAT PROVIDES FOR THE COMPENSATION OF EMPLOYEES OF THE BOROUGH OF SOUTH PLAINFIELD AND THE METHOD OF

ORDINANCE 2369
AN ORDINANCE AMENDING ORDINANCE 2304, 2320 AND 2335 THAT PROVIDES FOR THE COMPENSATION OF EMPLOYEES OF THE BOROUGH
OF SOUTH PLAINFIELD AND THE METHOD OF PAYMENT OF SUCH COMPENSATION FOR THE
YEARS 2025 THROUGH 2028 FOR NON-UNION PROFESSIONALS & GOVERNING BODY

SECTION I: The rates of compensation for each employee of the Borough of South Plainfield shall be on an annual basis as follows except where indicated. Such rates of pay shall be effective on January 1st of the years shown, except if otherwise noted.

SECTION II: The Governing Body, for the positions listed in this ordinance with a salary range, shall adopt a resolution specifying the person or persons within each designation and shall set the salary. For all other positions without a range, the salary shall be assigned to those individuals currently holding said positions. In the event of a vacancy for the positions listed in this ordinance with a salary range, the Governing Body shall appoint the replacement by resolution specifying the person and persons within each designation and shall set the salary. In the event of a vacancy for all positions listed in this ordinance without a range in salary, the Governing Body shall adopt a resolution specifying the person or persons within each designation and shall set the salary.

SECTION III: All salaries shall be effective upon adoption of this ordinance. The positions listed in this ordinance with a salary range, shall be adjusted January 1st each subsequent year, pursuant to the Professional Managers Agreement. The positions listed in this ordinance without a salary range, shall be adjusted January 1st each subsequent year, pursuant to ordinance.

The Governing Body shall adopt a resolution at each reorganization meeting authorizing the practices and procedures for Borough Officials of the Borough of South Plainfield, which shall include but not be limited to: reimbursement of expenses for seminars and conferences, quarterly revenue allowances, compensatory days, and continuing education for official and employees holding a professional license; these expenses shall not exceed the amount that is reflected and approved in the Borough's annual operating budget.

SECTION IV. INCONSISTENCY-All ordinance or parts inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. EFFECTIVE DATE - This ordinance shall become effective after publication and in accordance with all applicable laws.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga	X		X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak			X				
Council President White		X	X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTIONS

ACCEPTING THE CORRECTIVE ACTION PLAN – 2024 AUDIT

WHEREAS, there exists comments entitled “Recommendations” in the 2024 Audit showing deficiencies in various departments; and

WHEREAS, each department was advised of the weaknesses/deficiencies within their department, and

WHEREAS, the Borough Auditor, in conjunction with the Borough employees and the Borough Council, discussed a Corrective Action Plan for the 2024 Audit;

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of South Plainfield, County of Middlesex, that as per the requirements of the Federal OMB Circular No. A-128 13(d), that the attached Corrective Action Plan for the 2024 Audit Findings be submitted to the Department of Community Affairs for their review.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-292

AUTHORIZING REFUNDS PERTAINING TO THE LEGENDS CAMP AND THE COMMUNITY POOL

WHEREAS, the Recreation Director confirms that the refund(s) below are necessary based upon the request for a refund from Community Pass ID holders that pertain to various recreation programs for the 2025 summer season as follows:

Legends Camp

Family ID: 1827449

3x weeks of Legends Camp

Refund: \$840.00 (Week 8,9, &10) Full refund due to medical. Doctor note provided.

Family ID: 749315

1x week of Legends camp (Week 9- \$265.00

1x Early Drop off for week 9 \$35.00

1x Late Pick up for week 9 \$35.00

Total \$360.00

Family ID: 2815668

Legends Camp

3x weeks of Legends Camp

Full Refund \$ 895.00

Community Pool

Family ID: 2344446

Swim Lessons- 1x Parent & Me Session D , Full Refund cancelled classes due to low enrollment. \$70.00

Swim Lessons- 1x -Beginner 1 Session D, Full Refund \$70.00

Total \$140.00

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-293
AUTHORIZING EXECUTION OF THE MUNICIPAL STORMWATER AND
SANITARY SEWER EASEMENT WITH PKG BUILDERS, LLC

WHEREAS, PKG Builders, LLC (“PKG”) is the owner of property known as Lot 7.02 in Block 207 on the Tax Map of the Borough and has received development approval from the Borough Planning Board with one of the conditions being PKG must grant to the Borough a stormwater and sanitary sewer easement; and

WHEREAS, PKG has provided the necessary easement which has been reviewed and approved by the Borough Attorney and Planning Board professionals who have authorized execution of such easement;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of South Plainfield, County of Middlesex, State of New Jersey that the Mayor and Clerk are authorized to execute the Municipal Stormwater and Sanitary Sewer Easement with PKG Builders, LLC in the form as attached hereto.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-294

AUTHORIZING THE REFUND OF A TAX OVERPAYMENT IN THE AMOUNT OF
\$4,280.30 PERTAINING TO 1811 BELLEW PL. SOUTH PLAINFIELD

WHEREAS, the Tax Collector advises that the following taxpayers and/or their agents have overpaid their sewer and have requested refunds:

OWNER/ADDRESS

Block 22 Lot 9.03 Qual.

1811 BELLEW PLACE
SOUTH PLAINFIELD, N.J. 07080

MAKE CHECK PAYABLE TO:

1811 BELLEW PLACE
SOUTH PLAINFIELD, N.J. 07080

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-295

**AUTHORIZING THE REFUND OF A TAX OVERPAYMENT IN THE AMOUNT OF
\$2,089.90 PERTAINING TO 131 JACKSON AVE. SOUTH PLAINFIELD**

WHEREAS, the Tax Collector advises that the following taxpayers and/or their agents have overpaid their sewer and have requested refunds:

OWNER/ADDRESS

**Block 350 Lot 5 Qual.
131 JACKSON AVE.
SOUTH PLAINFIELD, N.J. 07080**

MAKE CHECK PAYABLE TO:

**FIRST TITLE & ESCROW, INC TRUST ACCOUNT
1700 ROCKVILLE PIKE
SUITE 440
ROCKVILLE, MD. 20852
(T-245893-25)**

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-296

**AUTHORIZING THE REFUND OF A TAX OVERPAYMENT IN THE AMOUNT OF
\$2,354.17 PERTAINING TO 22 DELANEY CT. SOUTH PLAINFIELD**

WHEREAS, the Tax Collector advises that the following taxpayers and/or their agents have overpaid their sewer and have requested refunds:

OWNER/ADDRESS

**Block 114 Lot 4 Qual.
22 DELANEY CT.
SOUTH PLAINFIELD, N.J. 07080**

MAKE CHECK PAYABLE TO:

**SAFELAND TITLE AGENCY
550 KINDERKAMACK RD.
SUITE 110
ORADELL, N.J. 07649**

(SLQ-NJ-3083)

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-297

**AUTHORIZING THE REFUND OF A TAX OVERPAYMENT IN THE AMOUNT OF
\$1,786.56 PERTAINING TO
1814 HAMILTON BLVD SOUTH PLAINFIELD**

WHEREAS, the Tax Collector advises that the following taxpayers and/or their agents have overpaid their sewer and have requested refunds:

OWNER/ADDRESS

Block 407 Lot 2 Qual.

**1814 HAMILTON BLVD.
SOUTH PLAINFIELD, N.J. 07080**

MAKE CHECK PAYABLE TO:

**ULTIMA ABSTRACT, LLC
87 S. FAIRVIEW AVE. #3
PARAMUS, N.J. 07652
(UA1434)**

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-298

**AUTHORIZING THE REFUND OF A TAX OVERPAYMENT IN THE AMOUNT OF
\$1,794.00 PERTAINING TO
1329 NEW BRUNSWICK AVE SOUTH PLAINFIELD**

WHEREAS, the Tax Collector advises that the following taxpayers and/or their agents have overpaid their sewer and have requested refunds:

OWNER/ADDRESS

Block 141 Lot 1 Qual.

1329 NEW BRUNSWICK AVE

SOUTH PLAINFIELD, N.J. 07080

MAKE CHECK PAYABLE TO:

**MEGA TITLE, LLC
721 ROUTE 34 SUITE 3
MATAWAN, N.J. 07747
(MEGA-13481)**

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-299

**AUTHORIZING THE CREDIT OF TAX APPEAL JUDGMENTS IN THE AMOUNT OF \$2,048.48
PERTAINING TO MULTIPLE PROPERTIES IN SOUTH PLAINFIELD**

WHEREAS, the following list of taxpayers have filed appeals with the Middlesex Tax Court and have received judgments reducing their assessments:

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield, County of Middlesex, State of New Jersey that the following appeals be credited.

<u>OWNER/ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>YEAR</u>	<u>AMOUNT</u>
MNMB Properties, LLC 2114 Park Avenue South Plainfield, NJ 07080	101	2	2025	\$731.60
225-227 Woolworth Avenue South Plainfield, NJ 07080	437	6	2025	\$1,316.88

Total **\$2,048.48***

***No refund check to be issued. Credit will be applied to outstanding taxes.**

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a credit(s) in the amount(s) as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION: 25-300

**AUTHORIZING THE REFUND OF A TAX APPEAL JUDGMENT IN THE AMOUNT OF \$14,005.89
PERTAINING TO DURHAM PLAZA LLC IN SOUTH PLAINFIELD**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF SOUTH
PLAINFIELD, NEW JERSEY, THAT:**

WHEREAS, the following list of taxpayers have filed appeals with the Tax Court of New Jersey and have received judgments reducing their assessments:

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield, County of Middlesex, State of New Jersey that the following appeals be credited and refunded.

<u>OWNER/ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>YEAR</u>	<u>AMOUNT</u>
Durham Plaza LLC 110-136 Durham Avenue South Plainfield, NJ 07080	541	10.02	2025	\$20,001.94
			2024	\$14,005.89*

Make check payable to:

Trustee for
Durham Plaza LLC
23 Vreeland Road
Florham Park, NJ 07932

Total **\$14,005.89***

***The 2025 appeal will be credited towards the 4th Quarter, 2025 taxes.**

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-301

**AUTHORIZING THE CANCELLATION OF TAXES FOR 100% DISABLED VETERAN PERTAINING
TO 710 WEXLER PLACE IN SOUTH PLAINFIELD**

WHEREAS, property known as Lot 10 in Township Block 72 more commonly known as 710 Wexler Place in South Plainfield, NJ is owned by Thomas Brewer & Christina Vroman, and

WHEREAS, Thomas Brewer, who had qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A. 54:4-3.30, causing his property to be exempt from taxation at the local level commencing on **July 1, 2025** as verified by the Tax Assessor; and

WHEREAS, the Tax Bills for the four quarters of Calendar Year 2025 were generated from the 2024 Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with tax bills for 2025, while the property is correctly classified as being Tax Exempt for the same period;

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel and refund monies levied for the 3rd quarter of 2025 in the amount of **\$1,983.83**; and

BE IT FURTHER RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel monies levied for the reconciled 4th quarter of 2025, and 1st and 2nd quarters of 2026 once the preliminary bills are determined.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) of **\$1,983.83**, as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 2025-302

AUTHORIZING THE CANCELLATION OF TAXES FOR 100% DISABLED VETERAN PERTAINING TO 1719 OXFORD AVENUE IN SOUTH PLAINFIELD

WHEREAS, property known as Lot **36** in Township Block **61** more commonly known as **1719 Oxford Avenue** in **South Plainfield, NJ** is owned by **Anthony G & Josephine Pahopin**, and

WHEREAS, **Anthony G Pahopin**, who had qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A. 54:4-3.30, causing his property to be exempt from taxation at the local level commencing on **July 14, 2025** as verified by the Tax Assessor; and

WHEREAS, the Tax Bills for the four quarters of Calendar Year 2025 were generated from the 2024 Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with tax bills for 2025, while the property is correctly classified as being Tax Exempt for the same period;

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel and refund monies levied for the 3rd quarter of 2025 in the amount of **\$2,312.35**; and

BE IT FURTHER RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel monies levied for the reconciled 4th quarter of 2025, and 1st and 2nd quarters of 2026 once the preliminary bills are determined.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) of **\$2,312.35**, as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilwoman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-303

AUTHORIZING THE CANCELLATION OF TAXES FOR 100% DISABLED VETERAN PERTAINING TO 127 CLIFFORD STREET IN SOUTH PLAINFIELD

WHEREAS, property known as Lot **13** in Township Block **36** more commonly known as **127 Clifford Street** in **South Plainfield, NJ** is owned by **David Carrazana & Melissa Mercado**, and

WHEREAS, David Carrazana, who had qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A. 54:4-3.30, causing his property to be exempt from taxation at the local level commencing on **July 16, 2025** as verified by the Tax Assessor; and

WHEREAS, the Tax Bills for the four quarters of Calendar Year 2025 were generated from the 2024 Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with tax bills for 2025, while the property is correctly classified as being Tax Exempt for the same period;

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel and refund monies levied for the 3rd quarter of 2025 in the amount of **\$2,719.41**; and

BE IT FURTHER RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel monies levied for the reconciled 4th quarter of 2025, and 1st and 2nd quarters of 2026 once the preliminary bills are determined.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) of **\$2,719.41**, as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilwoman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-304

AUTHORIZING THE CANCELLATION OF TAXES FOR 100% DISABLED VETERAN PERTAINING TO 1706 SOUTH CENTRAL AVENUE IN SOUTH PLAINFIELD

WHEREAS, property known as Lot 5 in Township Block 45 more commonly known as **1706 South Central Avenue** in **South Plainfield, NJ** is owned by **Leroy Cooper & Ruby D**, and

WHEREAS, Leroy Cooper, who had qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A. 54:4-3.30, causing his property to be exempt from taxation at the local level commencing on **July 2, 2025** as verified by the Tax Assessor; and

WHEREAS, the Tax Bills for the four quarters of Calendar Year 2025 were generated from the 2024 Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with tax bills for 2025, while the property is correctly classified as being Tax Exempt for the same period;

NOW THEREFORE BE IT RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel and refund monies levied for the 3rd quarter of 2025 in the amount of **\$1,864.07**; and

BE IT FURTHER RESOLVED, that the Tax Collector be, and she hereby is, authorized and directed to cancel monies levied for the reconciled 4th quarter of 2025, and 1st and 2nd quarters of 2026 once the preliminary bills are determined.

NOW THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that the Chief Financial Officer is hereby authorized to issue a check(s) in the amount(s) of **\$1,864.07**, as mentioned above.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilwoman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-305
AUTHORIZING THE NJ STATE CONTRACT PURCHASE OF
ECONOMY WATER RESCUE PPE KITS FROM ALL HANDS FIRE EQUIPMENT
IN AN AMOUNT NOT TO EXCEED \$17,654.93

BE IT RESOLVED, by the Borough Council of the Borough of South Plainfield, that it hereby authorizes the NJ State Contract purchase of economy water rescue PPE kits for water rescue operations from All Hands Fire Equipment located at PO Box 1245, Wall, NJ 07719 in accordance with NJ state contract number #17-FLEET-00812 in an amount not to exceed \$17,654.93 of which half will be paid through the police forfeiture account and the other half through the police budgetary line item current account; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Glenn Cullen, CFO
2. Amy Antonides, Municipal Clerk
3. Captain Hoppe, Police Department
4. Sgt. Indano, Police Department

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-306
DISCHARGING DEED RESTRICTIONS FOR PROPERTY KNOWN AS
LOT 23 IN BLOCK 472, 4400 SOUTH CLINTON AVENUE

WHEREAS, Eastern Railroad Equipment Corp. (“Eastern”) is the owner of property identified as Lot 23 in Block 472 on the Tax Map of the Borough and commonly known known as 4400 South Clinton Avenue (the “Property”); and

WHEREAS, Eastern is under contract to sell the Property to 4400 South Clinton Venture, LLC (“4400:”); and

WHEREAS, Eastern acquired certain portions of the Property in 1962 from the Borough and at such time, the Deed to Eastern contained the following restrictions: all buildings erected on the property to be of masonry construction or its equivalent or better, and no building could be constructed of sheet aluminum, asbestos or iron; no building could be erected with a wooden frame; any building should be constructed of lightweight aggregate, cinderblocks, concrete blocks or tile brick, the exterior façade or any exterior wall facing a public street was to be constructed of face brick, cast stone, enameled metal, glass block, tile, ceramic tile, marble, natural stone or equally attractive architectural material approved by the Mayor and Council; the exterior walls facing on a public street are to be constructed of lightweight aggregate or concrete blocks, unless such exterior walls are finished in stucco, or gunite or equal, the joints shall be tooled or pointed and such exterior walls shall be rubbed down and covered sufficiently with standard water-proofing paint; no article or material is to be kept, stored or displayed outside the confines of

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mavor Anesh – TIE ONLY							

RESOLUTION 25-308
AUTHORIZING THE TRANSFER OF UNCLAIMED FUNDS FROM THE MUNICIPAL COURT TO
THE BOROUGH OPERATING ACCOUNT

BE IT FURTHER RESOLVED by the Borough Council of the Borough of South Plainfield that based upon the recommendation of the Municipal Court Administrator that the following unclaimed funds from the municipal court account(s) shall be transferred to the Borough's operating account:

Check	Date	Payee	Amount	Summons
1429	11/2/2022	Kenny Arbizu	\$180.00	E21-002038
1549	8/22/2023	Jeanette Demetro	\$72.00	K083702
1613	1/16/2024	North Plainfield Municipal Court	\$600.00	Out of Town Bail

BE IT FURTHER RESOLVED that copies of this Resolution shall be forwarded as follows:

1. Municipal Clerk
2. Chief Financial Officer
3. Yolanda Diaz, Court Administrator

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-309
AUTHORIZING AWARD OF A CONTRACT TO PABCO INDUSTRIES, LLC FOR
BIODEGRADABLE AND RECYCLABLE LEAF BAGS
FOR THE BOROUGH OF SOUTH PLAINFIELD
IN AN AMOUNT NOT TO EXCEED
THE PER UNIT PRICE OF \$0.52/NOT TO EXCEED \$36,504.00
DUE TO PURCHASE IN FULL PALLET INCREMENTS

WHEREAS, in accordance with the provisions of N.J.S.A. 40A:11 any expenditure of public funds in excess of \$17,500 requires the advertisement for proposals for delivery of said goods or services; and

WHEREAS, a need has been determined to provide biodegradable and recyclable leaf bags for the Borough of South Plainfield citizens; and

WHEREAS, the Request for Proposals (hereinafter RFP) were solicited and opened on Wednesday, August 26, 2025 at 10:00 a.m. and the following proposal(s) were submitted:

- Pabco Industries, LLC \$0.52/unit in an amount not to exceed *\$36,504.00
*in full pallet increments

WHEREAS, the RFP have been reviewed by the Borough Engineer, and the Borough Attorney, and it is their recommendation that the RFP from Pabco Industries, LLC. for biodegradable and recyclable leaf bags in the amount not to exceed \$36,504.00 (\$0.52 per bag) be accepted and a unit price contract be awarded; and

WHEREAS, funds for said purpose have been certified by the Chief Financial Officer and are available in the 2025 current budget account;

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that authorization is hereby given to award a unit price contract to Pabco Industries, LLC for biodegradable and recyclable leaf bags at a cost not to exceed \$36,504.00 (\$0.52 per bag).

FURTHER BE IT RESOLVED that the Mayor and Municipal Clerk, if applicable, are hereby authorized to execute the necessary agreement with Pabco Industries, LLC., the lowest responsible provider for the services described.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-310
AUTHORIZING THE EXTENSION OF CONTRACT WITH FIMIANI CONSTRUCTION INC.
FOR SNOW REMOVAL SERVICES FOR TWO MORE CONTRACT TERMS

BE IT RESOLVED by the Governing Body of the Borough of South Plainfield, State of New Jersey, that:

WHEREAS, a need has been determined that the South Plainfield DPW is in need of a assistance with snow removal; and

WHEREAS Bids were solicited by the Borough Engineer/Superintendent of DPW and opened on Wednesday, October 16, 2024 at Borough Hall and the following proposal was received from Fimiani Construction Inc. and awarded for a one year (1) contract for the 2024-2025 snow season under Resolution 24-329 with the option to award for the 2025-2026 and/or the 2026-2027 snow seasons:

Fimiani Construction Inc.

Year 1 2024-2025 Snow Season

Vehicles	Type	Unit Price
2 each	Class 3 through Class 5 Trucks	\$165.00/hr.
4 each	Class 6 and above Trucks	\$195.00/hr.

Year 2 2025-2026 Snow Season

Vehicles	Type	Unit Price
2 each	Class 3 through Class 5 Trucks	\$170.00/hr.
4 each	Class 6 and above Trucks	\$200.00/hr.

Year 3 2026-2027 Snow Season

Vehicles	Type	Unit Price
2 each	Class 3 through Class 5 Trucks	\$170.00/hr.
4 each	Class 6 and above Trucks	\$200.00/hr.

WHEREAS, the Borough Engineer/DPW Superintendent recommends and deems it to be in the best interest of the Borough of South Plainfield to exercise its option to award snow removal services to Fimiani Construction Inc. for the next two snow seasons; 2025-2026 and 2026-2027 in accordance with the aforementioned proposal;

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of South Plainfield that it hereby extends the snow removal contract to Fimiani Construction Inc. for the next two snow seasons; 2025-2026 and 2026-2027 in accordance with the aforementioned proposal.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-311
AUTHORIZING THE MUNICIPAL CLERK TO ADVERTISE FOR RFP'S FOR
MUNICIPAL-WIDE REVALUATION OF ALL REAL PROPERTY

BE IT RESOLVED BY THE GOVERNING BODY OF THE BOROUGH OF SOUTH PLAINFIELD, NEW JERSEY, THAT:

Authorization is hereby given to the Municipal Clerk to advertise for a municipal-wide revaluation of all real property with the submission deadline of 10:00 a.m. on Wednesday, October, 1, 2025 for all proposals to be addressed to the Office of the Borough Clerk located at the Municipal Building at 2480 Plainfield Avenue, South Plainfield, NJ 07080.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-312
AUTHORIZING THE PROMOTION OF ANDREA JERONIMO TO THE POSITION OF ASSISTANT
MUNICIPAL TAX ASSESSOR AT THE ANNUAL SALARY OF \$59,211.23

BE IT RESOLVED by the Borough Council of the Borough of South Plainfield, County of Middlesex, in the State of New Jersey, that it hereby authorizes the promotion of Andrea Jeronimo to the position of Assistant Municipal Tax Assessor at the annual salary of \$59,211.23 with an effective date of September 3, 2025. Benefits for this position are in accordance with the Borough's Labor Agreement with AFSCME Council 63- Local 3970; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Glenn Cullen, CFO
2. Amy Antonides, Municipal Clerk
3. Carmela Miller, Payroll
4. Anne Daley, Benefits
5. Andrea Jeronimo – Assistant Municipal Tax Assessor

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-314
AUTHORIZING THE NJ STATE CONTRACT PURCHASE OF
LIVESCAN FINGERPRINT MACHINE
FROM IDEMIA
IN AN AMOUNT NOT TO EXCEED \$22,609.00

BE IT RESOLVED, by the Borough Council of the Borough of South Plainfield, that it hereby authorizes the NJ State Contract purchase of a livescan fingerprint machine from Idemia located at 14 Crosby Drive, 2nd Floor, Bedford, MA 01730 in accordance with NJ state contract number #T-3083 in an amount not to exceed \$22,609.00 contingent upon certification of funds by the CFO; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Glenn Cullen, CFO
2. Amy Antonides, Municipal Clerk
3. Lt. Lloyd McNelly, Police Department

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-315
AUTHORIZING THE NJ STATE CONTRACT SERVICES OF OCEAN COMPUTER TO UPGRADE ALL
MUNICIPAL COMPUTERS TO WINDOWS PRO 11
IN AN AMOUNT NOT TO EXCEED \$54,135.18

BE IT RESOLVED, by the Borough Council of the Borough of South Plainfield, that it hereby authorizes the NJ State Contract services of Ocean Computer to upgrade all municipal computers to Windows Pro 11 in an amount not to exceed \$54,135.18 in association with NJ State Contract 24-TELE-71883; and

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the following:

1. Glenn Cullen, CFO
2. Amy Antonides, Municipal Clerk
3. Ocean Computer Group

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini	X		X				
Councilwoman Mott						X	
Councilman Smith			X				
Councilman Wolak		X	X				
Council President White			X				
			5	0			
Mayor Anesh – TIE ONLY							

CORRESPONDENCE (No vote required)

- Environmental Resolutions Remedial Action Report – Municipal Building
- BEDAG Minutes of February 2, 2025
- Resignation of Eleonora Jacob as Communication Operator effective August 12, 2025

13. PAYMENT OF BILLS

Current Fund	4-01	64,102.50
Current Fund	5-01	508,724.54
Pool Utility	4-26	0.00
Pool Utility	5-26	9,253.35
Sewer Utility	4-07	15,000.00
Sewer Utility	5-07	1,169.36
Sewer Utility Capital	C-08	0.00
General Capital	C-04	151,231.50
Pool Capital	C-27	0.00
Election Account	E-18	0.00
Grant Fund	G-02	941.46
Land for Rec & Consv.	T-10	0.00
Legends Camp Trust	T-11	9,538.88
Dog Trust	T-12	0.00
Treasurers Trust	T-13	15,597.00
Recreation Trust	T-14	2,362.58
Senior Citizen Trust	T-16	0.00
Total All Funds:		\$777,921.17
Plus wires totaling:		\$10,554,078.66
GRAND TOTAL:		\$11,331,999.83

COUNCIL	MOTION	2ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith		X	X				
Councilman Wolak			X				
Council President White	X		X				
			5	0			
Mayor Anesh – TIE ONLY							

RESOLUTION 25-313 AUTHORIZING A CLOSED SESSION MEETING

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 and P.L. 2001, C. 404, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Borough Council of the Borough of South Plainfield wishes to go into a closed Executive Session and is of the opinion that such circumstances presently exist which should not be discussed in public, and

WHEREAS the Open Public Meetings Act pursuant to N.J.S.A. 47:1A-1 and N.J.S.A. 10:4-12 permits the Borough Council to discuss certain matter(s) in private, and in this case for the purpose of the Borough Council to discuss the below matters all of which requires attorney-client privilege:

- Contractual – Library

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of South Plainfield that it will go into an Executive Session for the purpose of Borough Council to discuss the aforementioned matters all of which requires attorney-client privilege in this regard;

BE IT FURTHER RESOLVED that the results of such discussion may be revealed at such time as the matter(s) are resolved. Interested parties may contact the Borough Clerk anytime during normal business hours for periodic updates as to the availability in this regard.

COUNCIL	MOTION	2 ND	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Councilman Bengivenga			X				
Councilwoman Faustini			X				
Councilwoman Mott						X	
Councilman Smith	X		X				
Councilman Wolak			X				
Council President White		X	X				
			5	0			
Mayor Anesh – TIE ONLY							

COUNCIL REPORTS:

Borough Attorney Paul Rizzo – reported progress.

Administrator Cullen – the roof work on the municipal building will begin this week. The work on Oak Tree Avenue should begin on Monday with milling and paving beginning from Diana Drive towards Park Avenue. Site work at the Senior Center will begin now. Vet's Park will be closed for tree removal related to the remedial work related to the Bound Brook project. The County will begin with milling and paving of Woodland Road soon, which should all be done in one night. Mr. Cullen thanked Mr. Patti for his work with the pavers and congratulated Andrea Jeronimo for her promotion this evening. Councilman Smith asked if anyone got a response back yet from Conrail about the South Clinton extension and when that will be done. Mr. Cullen said no, not yet, he will follow up.

Engineer Miller – was absent this evening.

Clerk Antonides – reported progress.

Chief Papa – was absent this evening.

Councilwoman Mott – was absent this evening.

Councilman Smith – congratulated the Public Celebrations Committee on the parade, it was amazing to see how many residents came out. It was a beautiful day. Councilman Smith thanked DPW for all their hard work, thanked the CERT team, and Police Department, Public Safety Committee, and Health Department for all their work. The Green Team, EAC and Recycling Committee float they had in the parade was well done.

Councilman Smith added that the County is holding their Fall paper shredding event on Saturday, September 13th from 8am to 12 noon at the Recycling Center.

Councilwoman Faustini – thanked everyone who attended and helped out with the Labor Day festivities, it was almost magical. It was perfect from start to finish. It truly takes a village to make a day like that happen. Councilwoman Faustini thanked everyone, especially the residents for coming out and getting involved. There will be a \$10 late fee for recreation soccer beginning today, we do have a wait list available beginning September 5th. We are bringing back the Buddy Ball soccer to start September 29th, Basketball Skills and Drills will start next week, Fall Tennis will begin on September 20th, Multi Sport program will begin on September 14th. Junior Field Hockey dates will be coming out soon, as will football try outs.

Councilman Wolak – echoed everyone's sentiments about the parade. It was truly a fantastic day. Everyone did such a great job. Thank you to everyone. The weather really helped make the day for us.

Council President White – yesterday's parade was outstanding; everyone did a great job. We were lucky to have such nice weather. The fireworks were stunning. A job well done by everyone involved. We are very proud. This was an opportunity to showcase South Plainfield.

Councilman Bengivenga – thanked everyone for all their work with the parade yesterday noting that it was nice to see the flow after the parade into Veteran's Park then the nice break before the fireworks in the evening, which were fantastic. We are looking forward to our 100th anniversary next year and 250th anniversary of our nation.

Mayor Anesh – reported progress.

Mayor Anesh announced at 7:45 p.m. that we will be going into an Executive Session, which action is not anticipated when we come out.

ADJOURNMENT

Without further comment and no more action necessary for this evening Mayor Anesh called for a motion to adjourn. Councilman Smith made a motion to adjourn at 7:58 p.m., seconded by Council President White and unanimously carried. The meeting was adjourned.

Submitted By:

Amy Antonides, RMC/CMC/CMR
Municipal Clerk