

**BOROUGH OF JAMESBURG**  
**GOVERNING BODY MEETING**  
**MINUTES**  
**August 17, 2022**  
**7:00 PM**

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**CALL TO ORDER:** This meeting is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met. Any contracts awarded require the contractor to comply with N.J.S.A.10:5-31 et.seq. and N.J.A.C. 17:27. Also, in the event of a fire and pursuant to the N.J. Uniform Fire Code, members of the audience are requested to take notice of the exits at the front and rear of the Council Chambers as well as in the main hallway.

**FLAG SALUTE:** Led by Mayor Lowande

**ROLL CALL:**

Mayor Lowande  
Council President Rampacek  
Council Member Czarneski  
Council Member Ludas  
Council Member Rutsky  
Council Member Spillane  
Council Member Taylor  
Administrator Capabianco  
Borough Attorney – Raffetto

Mayor Lowande read and presented proclamations for Fred Voza and Roe Varga.

- Councilmember Czarneski requested Resolution #181-08-31-22 be added to the agenda and voted on. There was a discussion with the Councilmembers and the Mayor on whether or not the question should be added to the November ballot. After the discussion he resolution was voted on.

**RESOLUTION #181-08-17-22**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF JAMESBURG**  
**REQUESTING THE MIDDLESEX COUNTY BOARD OF ELECTIONS TO PLACE A**  
**NON-BINDING PUBLIC QUESTION ON THE NOVEMBER 8, 2022**  
**GENERAL ELECTION BALLOT.**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2<sup>nd</sup></b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski	X		X			
Council Member Ludas			X			
Council Member Rutsky		X	X			
Council Member Spillane				X		
Council Member Taylor				X		
Council President Rampacek				X		
Mayor Lowande				X		

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Ludas  
 Seconded By: Rutsky

Bertin Lefkovic – 27 Lake Street- Mr. Lefkovic thinks a public comment period should have occurred before the resolution was voted on. Having a dispensary in town would bring revenue to help with our financial issues.

Councilmembers Rampacek and Taylor would like to wait and see how other smaller towns are doing with their dispensaries before even considering one in Jamesburg.

Frank Tarulli – 6 Michael Street - Mr. Tarulli feels having a dispensary in town would be safe. There is security at all of them. He also feels it would bring good revenue into our town.

Amy Pratico – Sweet William & Thyme – Ms. Portico feels this would be a benefit to the town.

Jennie Ludas – 38 Ridgeview Road – Ms. Ludas thanked the Police and the Green Team for National Night Out.

Rose Spillane – 29 Lincoln Avenue- Ms. Spillane is on the Board of Trustees for the Library. Thanked all for their help with the library repairs, including Boy Scout Troop 54.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Ludas  
 Seconded By: Rutsky

**PUBLIC HEARING AND ADOPTION OF THE 2022 MUNICIPAL BUDGET**

The public hearing and adoption of the budget have been tabled.

**ORDINANCES SECOND READING BY TITLE ONLY –PUBLIC HEARING**

**ORDINANCE #06-22**

**AN ORDINANCE AMENDING BOROUGH CODE CHAPTER 27 SECTION 18**  
**ZONING – ZONING MAP**

COUNCIL MEMBER	MOTION TO OPEN	2nd	VOTE	MOTION TO CLOSE	2nd	VOTE	MOTION TO ADOPT	2nd	VOTE
Council Member Czarneski			Y			Y			Y
Council Member Ludas		Y	Y			Y			Y
Council Member Rutsky			Y			Y			Y
Council Member Spillane			Y		Y	Y		Y	Y
Council Member Taylor			Y			Y			Y
Council President Rampacek	Y		Y	Y		Y	Y		Y
Mayor Lowande									

**ORDINANCE #07-22**

**AN ORDINANCE OF THE BOROUGH OF JAMESBURG, IN**  
**THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY,**  
**APPROVING AND AUTHORIZING THE ENTERING INTO,**  
**EXECUTION AND DELIVERY OF A LEASE AND AGREEMENT**  
**WITH THE MIDDLESEX COUNTY IMPROVEMENT**  
**AUTHORITY RELATING TO THE ISSUANCE OF COUNTY-**  
**GUARANTEED CAPITAL EQUIPMENT AND IMPROVEMENT**  
**REVENUE BONDS, SERIES 2022 OF THE MIDDLESEX**  
**COUNTY IMPROVEMENT AUTHORITY**

COUNCIL MEMBER	MOTION TO OPEN	2nd	VOTE	MOTION TO CLOSE	2nd	VOTE	MOTION TO ADOPT	2nd	VOTE
Council Member Czarneski			Y			Y			
Council Member Ludas	Y		Y		Y	Y			
Council Member Rutsky			Y			Y			
Council Member Spillane			Y			Y			
Council Member Taylor		Y	Y			Y			
Council President Rampacek			Y	Y		Y			
Mayor Lowande									

Administrator Capabianco explained this would be for a new vehicle for the Zoning Officer. After a brief discussion with council, it was decided it best to table this Ordinance until the September 21<sup>st</sup> meeting.

**Motion to Table Ordinance #07-22:** Spillane

**Second:** Rampacek

**In Favor:** All Council Members in favor

**CONSENT AGENDA:**

All matters listed on tonight’s Consent Agenda are to be considered as one vote by the Borough Council and will be enacted by one motion. Any resolutions listed on the agenda with \*\* next to their respective number are to be considered as part of the Consent Agenda. There will be no discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

**CONSENT AGENDA RESOLUTIONS:**

**RESOLUTION #173-08-17-22\*\***

**RESOLUTION ACCEPTING MONTHLY REPORTS**

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rutsky			X			
Council Member Spillane			X			
Council Member Taylor		X	X			
Council President Rampacek	X		X			
Mayor Lowande						

**RESOLUTION #174-08-17-22\*\***

**APPROVE PAYMENT OF VOUCHERS**

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rutsky			X			
Council Member Spillane			X			
Council Member Taylor		X	X			
Council President Rampacek	X		X			
Mayor Lowande						

**RESOLUTION #175-08-17-22\*\***

**ACCEPTING RESIGNATION PROSECUTOR MUHAMED S. JALLOH**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rutsky			X			
Council Member Spillane			X			
Council Member Taylor		X	X			
Council President Rampacek	X		X			
Mayor Lowande						

**NON-CONSENT RESOLUTIONS:**

**RESOLUTION #177-08-17-22**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF A MUNICIPAL PROSECUTOR FOR THE BOROUGH OF JAMESBURG**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rutsky			X			
Council Member Spillane		X	X			
Council Member Taylor			X			
Council President Rampacek	X		X			
Mayor Lowande						

**RESOLUTION #178-08-17-22**

**RESOLUTION ACCEPTING MINUTES**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rutsky					X	
Council Member Spillane		X	X			
Council Member Taylor			X			
Council President Rampacek	X		X			
Mayor Lowande						

**RESOLUTION #179-08-17-22**

**AUTHORIZING ASSIGNMENT OF TAX SALE CERTIFICATE**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas		X	X			
Council Member Rutsky			X			
Council Member Spillane			X			
Council Member Taylor	X		X			
Council President Rampacek			X			
Mayor Lowande						

**RESOLUTION #180-08-17-22**

**AUTHORIZE REFUND OF TAX OVERPAYMENT**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2nd</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas	X		X			
Council Member Rutsky			X			
Council Member Spillane			X			
Council Member Taylor			X			
Council President Rampacek		X	X			
Mayor Lowande						

**COUNCILMATIC COMMITTEE REPORTS**

- **FINANCE COMMITTEE**  
Council Member Rampacek

Finance Report:

We have had a couple setbacks with our 2022 budget, so we are still delayed in adopting. Our budget hearing will be on August 31st.

Library Report:

The library is working to update its book collection. Also, the library participated in National Night Out and the first Food Truck Night. They will participate in the next food truck night too with a book sale and activities for kids. The library would also like to thank the Borough for its ongoing support and invitation to participate in town events.

- EDUCATION COMMITTEE  
Council Member Czarneski

District highlights include the following:

The four summer programs all concluded successful at the beginning of August.

The custodial and maintenance crews have been working diligently to prepare the buildings for the return of staff and students.

New staff training will be held August 29<sup>th</sup> through August 31<sup>st</sup>, the first day of school for the remaining staff is September 1<sup>st</sup> and the students return on September 6<sup>th</sup>.

The next Board of Ed meeting will be on Monday, August 29<sup>th</sup> at 7:00 in the JFK Gymnasium.

- POLICE COMMITTEE  
Council Member Taylor

The Jamesburg Police Dept. had 1,193 calls for service in the month of July. 65 summonses were issued on 219 motor vehicle stops. 7 Criminal Complaints were also noted for the month of July.

The Police Dept. wished to share with the public they have been experiencing an influx of car burglaries and are encouraging residents to lock their car doors.

Capt. Ceras wished to thank all those involved in Nation Night Out it was a great success.

The Police Dept. recently started a community policing program called "Doing Something Good Citation" where the police seeing children doing something good get a ticket for a ice cream at 4 Boys Ice Cream.

- PERSONNEL COMMITTEE  
Council Member Spillane

Personnel: DPW negotiations- awaiting Union input, Police to be addressed later this year.

Land Use: approved new map. Gatzmer Avenue subdivision resolved/approved.

Clarification was requested on a permit denial for a fence. It's a corner property so there are safety issues.

Smart Lincoln was granted a 6-month extension. They finally received permits from the county.

- PUBLIC WORKS COMMITTEE

Council Member Rutsky

DPW had returned back to its regular routine this week. The severe heat did impede on some projects for the crew. DPW assisted with food trucks and national night out along with other departments and again will assist for the August 25 food truck night. Michael forwarded a grant proposition for playground equipment. I discussed with Paulie some possible options and we will continue to discuss with Michael. The age group for such equipment would be 3 to 5-year-olds. We would be required to match the grant.

The Borough's second Summer Food Truck Night will be August 25th from 4:00-8:00. The Fabulous Benson Boys will be performing. Thank you to all who help make our food truck events successful. Looking forward to our next one and hoping for nice weather.

I would like to add a few things; there is a dead tree on Jay's property which is dangerous. Several properties are not being maintained: Quick Chek, CVS, TD Bank and Four Boys.

- ENVIRONMENT/ GREEN COMMITTEE:  
Council Member Ludas

The Green Team participated in the JPD National Nite Out Event. Several residents stopped by, and were given recycling and mosquito prevention information as well as tips on getting rid of spotted lantern flies the environmentally friendly way.

Surhabi Agarwal, Monroe Green Team, and I met with Superintendent Villani and the school maintenance supervisor on our goal to install pollinator gardens. The costs, and material lists are headed to the BOE for approval to move forward.

A Zoom meeting is scheduled between Beaver Brook Board, Mosquito Control and us on August 23rd to discuss the Wigwam Pond flooding issues.

Herb distributions will continue to participating restaurants until Mid-September.

STATEMENT: Several residents are under the impression that the borough owns Wigwam Pond. The Borough of Jamesburg DOES NOT OWN WIGWAM POND. This property is owned by a private property management company. We have been attempting to obtain signatures from this company for Rite of Entry Permits to no avail. These permits would permit us to access the property with the heavy equipment needed to clear the pond and begin the necessary work.

- CHIEF OF POLICE  
Chief Craparotta

No report.



- ADMINISTRATOR’S REPORT  
Michael Capabianco

No report.

- PUBLIC SAFETY COMMITTEE / RECREATION / COMMUNITY EVENTS:  
Mayor Marlene Lowande

Food truck night was great and National Night Out went well. Thank you to all for your help. Helmetta residents are welcome to use our library with no fee.

**MOTION TO ADJOURN:**

Proposed By: Rampacek

Seconded By: Spillane

**TIME OF ADJOURNMENT:**    8:45 PM

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Susan Boulogne  
Registered Municipal Clerk  
Borough of Jamesburg