

Mayor Kilpatrick opened the Council Meeting at 7:00 PM followed by a short prayer and salute to the flag. This meeting was held hybrid.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this July 17, 2023 Council Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and the Star Ledger, notifying the Sentinel Publishing Co., posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski

Absent: None

Others Present: Mayor Victoria Kilpatrick  
Glenn Skarzynski, Business Administrator  
Denise Biancamano, C.F.O./Treasurer  
Jessica Morelos, Municipal Clerk  
Sean Kean, Esq., Borough Attorney  
Jay Cornell, P.E., Borough Engineer  
Nicole Waranowicz, Assistant Municipal Clerk

Others Absent: None

- **APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

Council President Onuoha moved the following minutes be approved, subject to correction if necessary:

- ✕ June 19, 2023 - Special & Executive Sessions
- ✕ June 19, 2023 - Regular & Agenda Sessions

Seconded by Councilwoman Novak.

Roll Call: Councilpersons Onuoha, Balka, Conti, Novak, Roberts, Zebrowski, all Ayes.

- **PROCLAMATION & PRESENTATIONS**

- **✦Shade Tree Art Contest Winners**

Shade Tree Commission Chair Art Rittenhouse presented certificates to the following:

Elementary Grades K-5: 1<sup>st</sup>-Kennedy Magliaro, 2<sup>nd</sup>-Dia Shah, 3<sup>rd</sup> Dhruva Ganesh, 3<sup>rd</sup>- Hemshitha Kalal

Middle School Grades 6-8: 1<sup>st</sup>-Eshika Arun

Special Needs Grades 1-6: 1<sup>st</sup>-Eric Ayala Cruz, 2<sup>nd</sup>-Ethan Barnwell, 3<sup>rd</sup>-Andrew Macario

Special Needs Grades 7-12: 1<sup>st</sup>-Ryan Paul, 2<sup>nd</sup>-David Monte De Oca, 3<sup>rd</sup>-Juan Isales, 3<sup>rd</sup>-Darius Berden

High School Grades 9-12: 1<sup>st</sup>-Ethan Sanfiorenzo, 2<sup>nd</sup>-Rishi Shah

Three Dimensional: 1<sup>st</sup>-Janai Negron, 2<sup>nd</sup>-Rishi Shah

- **✦Historical Society Presentation on the Old Borough Hall/First Fire Dept.**

Historical Society Members gave the history on the building, recognition from Preservation New Jersey and requested the Council to adopt an ordinance/resolution recognizing it as a historical site as well as them to form a committee.

- **EXECUTIVE SESSION - None**

- **OLD BUSINESS:**

a) Public Hearing on the following Ordinances:  
Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #13-23.

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #13-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**ORDINANCE #13-23**  
**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #437-19  
 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS  
 AND EMPLOYEES FOR THE YEAR 2022**

**BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Sayreville as follows:

Section 1. The following annual salaries be and the same are here established for the following Borough Officials, officers and employees and made part of Appendix 1 of Ordinance #437-19 and made part hereof.

**Borough of Sayreville - Management/Dept. Head Salary & Wage Schedule**

	2022			2022	
<b>SALARY</b>	<b>Min</b>	<b>Max</b>	<b>SALARY</b>	<b>Min</b>	<b>Max</b>
Deputy Tax Assessor	63,389	79,696	Assistant Tax Collector	60,889	75,232

**SECTION 2. Severability Clause.**

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION 3. Repealer.**

All other ordinances or parts of ordinances inconsistent herewith are hereby repealed and this ordinance shall take effect immediately upon final passage and publication as required by law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin. & Finance Committee)  
Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin. & Finance Committee)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17th DAY OF July, 2023.**

/s/Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

Public Hearing on Ordinance #14-23.

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #14-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**ORDINANCE #14-23**  
**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #436-19**  
**FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS**  
**AND EMPLOYEES FOR THE YEAR 2022**

**BE IT ORDAINED** by the Mayor and Borough Council of the Borough of Sayreville as follows:

Section 1. The following annual salaries be and the same are here established for the following Borough Officials, officers and employees and made part of Appendix 1 of Ordinance #436-19 and made part hereof.

**Borough of Sayreville – SAMS Salary & Wage Schedules**

	<b><u>2022</u></b>	
<b><u>SALARY</u></b>	<b><u>MIN</u></b>	<b><u>MAX</u></b>
Assistant Supervisor W & S	75,867	89,343
Fire Official	81,028	94,925

**SECTION 2. Severability Clause.**

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION 3. Repealer.**

All other ordinances or parts of ordinances inconsistent herewith are hereby repealed and this ordinance shall take effect immediately upon final passage and publication as required by law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
 Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
 (Admin. & Finance Committee)  
 Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
 Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
 (Admin. & Finance Committee)  
 Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17<sup>th</sup> DAY OF July, 2023.**

/s/Victoria Kilpatrick, Mayor  
 Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

Public Hearing on Ordinance #15-23.

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #15-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**ORDINANCE #15-23**  
**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #435-19**  
**FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS**  
**AND EMPLOYEES FOR THE YEAR 2022**

**BE IT ORDAINED by the Mayor and Borough Council of the Borough of Sayreville as follows:**

Section 1. The following annual salaries be and the same are here established for the following Borough Officials, officers and employees and made part of Appendix 1 of Ordinance #435-19 and made part hereof.

**Borough of Sayreville - AFSCME Salary & Wage Schedules**

**2022**

**Senior Pump Station Attendant**

A	B	1	2	3	4	5	6	7	8
53,842	56,573	59,334	71,185	74,428	76,336	78,293	80,300	83,384	85,522

**2022**

**Senior Pump Station Operators**

A	B	1	2	3	4	5	6	7	8
47,028	49,581	52,103	63,802	68,326	72,788	74,725	76,416	80,111	84,052

**SECTION 2. Severability Clause.**

If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION 3. Repealer.**

All other ordinances or parts of ordinances inconsistent herewith are hereby repealed and this ordinance shall take effect immediately upon final passage and publication as required by law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
 Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
 (Admin. & Finance Committee)  
 Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
 Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
 (Admin. & Finance Committee)  
 Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17th DAY OF July, 2023.**

JULY 17, 2023  
REGULAR MEETING

/s/Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

Public Hearing on Ordinance #16-23.

Borough Clerk Morelos stated there is an issue with this ordinance and it has to be tabled.

Councilwoman Roberts made a motion to table the ordinance. Seconded by Councilwoman Novak.

**Roll Call: Councilpersons Roberts, Balka, Conti, Novak, Onuoha, Zebrowski, all ayes.**

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #17-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**ORDINANCE #17-23**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING**  
**CHAPTER VIII OF THE REVISED GENERAL ORDINANCES**  
**OF THE BOROUGH OF SAYREVILLE TO AMEND**  
**CHAPTER 8 "General Licensing"**

**WHEREAS**, the Borough previously established Chapter 8, "General Licensing", to provide a uniform set of procedures for administering the issuance, renewal and revocation of all licenses issued by the Borough, except alcoholic beverage licenses, dog licenses, and taxicab licenses; and,

**WHEREAS**, the Mayor and the Borough Council desire to amend the following sections of Chapter 8 as set forth below: (1) 8-4.4 (Fees); (2) 8-7.5 (License Fee); (3) 8-8.2 (License Fee); (4) 8-9.3 (a) & (b) (Application for License; Fee); (5) 8-10.2 (License Required; Fee); (6) 8-11.6 (License Fee); (7) 8-14.19 (Fees); (8) 8-15.4 (License Fees); (9) 8-16.4, 5 & 8 (License Fee; Application Procedure; Review); and (10) 8-17.2 (License Fee); and,

**WHEREAS**, the Mayor and the Borough Council desire to amend the aforementioned Sections of Chapter 8 to update certain fees associated with required licenses within the Borough and to create synergy between existing and updated Borough Ordinances; and,

**WHEREAS**, all additions are shown in ***bold italics with underlines***. The deletions are shown as ~~*strikeovers in italics*~~. Those sections of Section Chapter 8 that will remain unchanged are shown in normal type.

**BE IT AND IT IS HEREBY ORDAINED** by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, that the Revised General Ordinances of the Borough of Sayreville are hereby amended as follows and shall be added and/or amended to reflect said changes:

**SECTION ONE.** Chapter 8, "General Licensing" shall be amended as follows:

1. **8-4.4 Fees.** The following fee shall be established for a solicitors and canvassers license issued in the Borough:

Annual solicitor/canvasser license ~~\$75.00~~ **\$100.00**

2. **8-7.5 License Fee.** The following fees shall be established for a Mechanical and Electronic Amusement Device License issued in the Borough:

a. Annual device license (1st unit)	<del>\$100.00</del> <b><u>\$125.00</u></b>
b. Annual device license (additional unit)	<del>\$30.00</del> <b><u>\$35.00</u></b>
c. Annual game room license	\$300.00
d. <i>Annual license (after 7/1)</i>  <b><u>Late Fees</u></b>	<del>\$25.00 surcharge</del>  <b><u>30 Days = Add'l \$50.00</u></b>  <b><u>60 Days = Add'l \$100.00</u></b>  <b><u>90 Days = Add'l \$200.00</u></b>

3. **8-8.2 License Fee.**

a. The following fees shall be established for a Pool and Billiard Parlor License issued in the Borough:

1. Annual license (1st table) ~~\$100.00~~ **\$125.00**
2. Annual license (additional table) ~~\$25.00~~ **\$35.00**
3. *Annual license (after 7/1)* ~~\$25.00 surcharge~~

**Late Fees:**    **30 days = Add'l \$50.00**  
    **60 days = Add'l \$100.00**  
    **90 days = Add'l \$200.00**

4. **Late Fees for Add'l Tables:**

**30 days = Add'l \$25.00**  
**60 days = Add'l \$50.00**  
**90 days = Add'l \$100.00**

4. **8-9.3 Application for License; Fee.**

a. All licenses shall be issued by the Clerk *in writing on approval of the Council and the upon* payment of the fee required for the license.

b. The following fees shall be established for a Barber Shop and Beauticians License issued in the Borough.

1. Annual license fee ~~\$3.00 per chair~~ **\$5.00 per chair**
2. *Annual license (after 7/1)* ~~\$25.00 surcharge~~

**Late Fees:**    **30 days = Add'l \$5.00**  
    **60 days = Add'l \$10.00**  
    **90 days = Add'l \$20.00**

5. **8-10.2 License Required; Fee.**

a. No person shall operate a junk yard in the Borough without having first obtained a license from the Borough Clerk and paid the regular license fee.

b. The following fees shall be established for a Junk Yard License issued in the Borough:

1. Annual license (100 cars or less) ~~\$100.00~~ **\$200.00**
2. Annual license (more than 100 cars) ~~\$200.00~~ **\$400.00**
3. Annual license (no cars) ~~\$100.00~~ **\$200.00**
4. ~~Annual license (after 7/1) \$25.00 surcharge~~

**Late Fees: 30 days = Add'l \$150.00**

**60 days = Add'l \$250.00**

**90 days = Add'l \$400.00**

6. **8-11.6 License Fee.** The following fees shall be established for a Stable License issued in the Borough:

a. ~~Annual license (10 horses or less) \$15.00~~ **Annual License (w/ 1 Horse) - \$30.00 in addition to \$20.00 per each additional horse.**

b. ~~Annual license (11 horses or more) \$150.00~~

**Late Fees: 30 days = Add'l \$25.00 + \$15.00 for each add'l horse**

**60 days = Add'l \$50.00 + \$30.00 for each add'l horse**

**90 days = Add'l \$75.00 + \$50.00 for each add'l horse**

c. ~~Annual license (after 7/1) \$25.00 surcharge~~

~~7. **8-14.19 Fees.** The following fees shall be established for a Wreckers License issued in the Borough:~~

~~a. Each application shall be accompanied by an application fee of seventy-five (\$75.00) dollars, plus an inspection fee for each vehicle to be licensed as follows:~~

~~1. First vehicle to be inspected \$25.00~~

~~2. Second through 5th vehicle \$15.00,  
to be inspected per vehicle~~

~~3. For every additional vehicle \$10.00,  
in excess of five (5) vehicles per vehicle~~

~~b. Prior to receipt of a license, each licensee shall pay an annual fee of one hundred fifty (\$150.00) dollars.~~

8. **8-15.4 License Fee.** The following fees shall be established for a Trailer Camp License issued in the Borough:

a. Annual license      \$200.00,  
(per trailer)          ~~upon~~  
   application

**\$1,000.00 per trailer**

b. Annual license      \$25.00  
(after 7/1)              surcharge

**Late Fees: 30 days = Add'l \$250.00**

**60 days = Add'l \$400.00**

**90 days = Add'l \$600.00**

**9. 8-16.4 License Fee.** The following fees shall be established for a Transportable Use License issued in the Borough:

a.	Annual license (per trailer)	<del>\$200.00</del> <b><u>\$300.00</u></b> , upon application
b.	<i>Annual license (after 7/1)</i>  <b><u>Late Fees</u></b>	<del>\$25.00</del> <i>surcharge</i>  <b><u>30 days = Add'l \$150.00</u></b>  <b><u>60 days = Add'l \$250.00</u></b>  <b><u>90 days = Add'l \$400.00</u></b>

**8-16.5 Application Procedure.** The applicant shall obtain the necessary application forms and materials from the Borough Clerk's office. The Borough Clerk shall then transfer the application to the Zoning Officer to review the application for compliance or noncompliance with the use requirements of Chapter XXVIII Zoning and the specific requirements of subsection 28-7.15 entitled Transportable Standards.

The Zoning Officer, upon determination of the absence of pre-existing use or structure status, will direct the applicant to the next appropriate reviewing body: (a) the Zoning Board of Adjustment for variance or site plan approval or (b) the Planning Board for site plan approval or recommendation. When more than a recommendation is required, all applicable development application fees shall be submitted in accordance with development application procedures.

A copy of the resulting resolution or recommendations shall then be submitted to the Borough Clerk from the Reviewing Board, attached to the original application form. *The whole package shall then be sent to the Mayor and Council for final review. The Mayor and Council may approve, deny or condition the transportable license and shall further establish the length of time for which the license will be valid.*

If the temporary transportable application fee is approved, the applicant shall submit the appropriate licensing fee to the Borough Clerk before a license will be issued.

**8-16.8 Review.** All applications pursuant to this section shall be reviewed by the appropriate Development Review Board in compliance with subsection 8-16.5 of this section. All appropriate fees required by these Boards shall apply. *Final review of all applications pursuant to this section shall be undertaken by the Mayor and Council and no license shall issue until approved by resolution of the Mayor and Council.*

**10. 8-17.2 License Fee.**

a. The following fees shall be established for a Bowling Alley License issued in the Borough:

1. Annual bowling alley license \$100.00
2. Annual certificate fee ~~\$2.00~~ **\$10.00 per lane**
3. *Annual license (after 7/1)* ~~\$25.00~~ *surcharge*

**Late Fees:**

**30 days = Add'l \$50.00**

**60 days = Add'l \$80.00**

**90 days = Add'l \$125.00**



- b. The application for license shall state the number of alleys which will be used.

**SECTION 2. Severability Clause.**

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION 3. Repealer.**

All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions are hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4. Effective Date.**

This Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin & Finance)  
Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin & Finance)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17th DAY OF July, 2023.**

/s/Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #18-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**ORDINANCE #18-23**

**AN ORDINANCE AMENDING AND SUPPLEMENTING  
CHAPTER II OF THE REVISED GENERAL ORDINANCES  
OF THE BOROUGH OF SAYREVILLE TO AMEND  
CHAPTER 2-64 "Fees and Licenses"**

**WHEREAS**, the Borough previously established Chapter 2-64, "Fees and Licenses", to establish, among other things, certain fees for necessary licenses required to operate a motel within the Borough; and,

**WHEREAS**, the Mayor and the Borough Council desire to amend Chapter 2-64, "Fees and Licenses", to update certain fees associated with necessary motel licenses and to create synergy between existing and updated Borough Ordinances; and,

**WHEREAS**, all additions are shown in ***bold italics with underlines***. The deletions are shown as ~~*strikeovers in italics*~~. Those sections of Section 2-64 that will remain unchanged are shown in normal type.

**BE IT AND IT IS HEREBY ORDAINED** by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, that the Revised General Ordinances of the Borough of Sayreville are hereby amended as follows and shall be added and/or amended to reflect said changes:

**SECTION ONE.** Chapter 2-64, "Fees and Licenses" shall be amended as follows:

Subject	Type	Fee
25. Motels	Application Fee (New or Renewal, Change of Ownership)	<del>\$150.</del> <b><u>\$300.00.</u></b>
	Plus (Annual Per Room Fee)	<del>\$10.</del> <b><u>\$20.00.</u></b>
	ALL FEES WILL NOT BE PRORATED	
26. Sayreville Parks Adopt a Bench		\$500.00.

**SECTION 2. Severability Clause.**

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION 3. Repealer.**

All other ordinances in conflict or inconsistent with this ordinance are hereby repealed, to the extent of such conflict or inconsistency. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough, the provisions are hereof shall be determined to govern. All other parts, portions and provisions of the Ordinances of the Borough are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4. Effective Date.**

This Ordinance shall take effect immediately upon adoption and publication in accordance with the laws of the State of New Jersey.

**INTRODUCED/APPROVED ON FIRST READING**  
DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin & Finance)  
Borough of Sayreville

JULY 17, 2023  
REGULAR MEETING

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin & Finance)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17th DAY OF July, 2023.**

/s/Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

Mayor Kilpatrick opened the meeting to the public for questions or comments on Ordinance #19-23.

There were no comments.

**Councilman Balka moved the Public Hearing be closed the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.**

**Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all ayes.**

**BOND ORDINANCE #19-23**

**BOND ORDINANCE PROVIDING FOR VARIOUS ROAD IMPROVEMENTS FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY, APPROPRIATING \$6,740,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,403,000 BONDS OR NOTES OF THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**

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

Section 1. The Borough Council of the Borough of Sayreville, New Jersey (the "Borough") has ascertained and hereby determines that it is necessary and desirable to raise money to finance the cost of the improvements described in Section 3 of this bond ordinance, which improvements are hereby authorized to be made or acquired by the Borough. For said improvements or purposes stated in said Section 3, there is hereby appropriated the sum of \$6,740,000, said sum being inclusive of all appropriations heretofore made therefor and including the sum of \$337,000 as the down payment for said improvements or purposes required by law and now available therefor by virtue of provisions for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. For the financing of said improvements or purposes and to meet the part of said \$6,740,000 appropriation not provided for by application hereunder of the down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$6,403,000 pursuant to the Local Bond Law, constituting Chapter 2 of Title 40A of the New Jersey Revised Statutes (the "Local Bond Law"). In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in the principal amount not exceeding \$6,403,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvements hereby authorized and the purposes for the financing for which said obligations are to be issued are the repaving, milling and/or

reconstruction of various roadways in the Borough, including without limitation, (i) Rose Street, (ii) Robinhood Drive, (iii) Orchard Street, (iv) Morgan Avenue, (v) Deerfield Road, (vi) French/Albert Street, (vii) Surry Lane, (viii) Oak Street, (ix) Cheesequake Road, (x) Schussler Street, (xi) Gereghy Street, (xii) Singleton Street, (xiii) Olson Street, and (xiv) Hilltop/Lee, all as on file with the Borough Clerk and in each case together with all other work, materials and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes of the Borough to be issued for said purposes is \$6,403,000.

(c) The estimated cost of said purposes is \$6,740,000, the excess thereof over the estimated maximum amount of bonds or notes to be issued therefor being the amount of the down payment.

Section 4. The following additional matters are hereby determined, declared, recited and stated:

(a) The said purposes described in Section 3 of this bond ordinance are not current expenses and are properties or improvements which the Borough may lawfully acquire or make as general improvements, and no part of the cost thereof has been or shall be specially benefited thereby.

(b) The period of usefulness of said purposes within the limitations of the Local Bond Law, according to the reasonable lives thereof computed from the date of said bonds or notes authorized by this bond ordinance, is 10 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the office of the Borough Clerk and a copy thereof has been electronically filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs in the State of New Jersey (the "Division"), and 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 for in this bond ordinance by \$6,403,000, and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$1,000,000 for interest on said obligations, costs of issuing said obligations, engineering costs and other items of expense listed in and permitted under Section 40A:2-20 of the Local Bond Law is included in the estimated cost of said improvements.

Section 5. Any funds from time to time received by the Borough as contributions-in-aid of financing the improvements or purposes described in Section 3 of this bond ordinance, including any grant, shall be used for financing said improvements or purposes by application thereof either to direct payment of the cost of said improvements or purposes, or to payment or reduction of the authorization of the obligations of the Borough authorized therefor by this bond ordinance. Any such funds so received may, and all such funds so received which are not required for direct payment of the cost of said improvements or purposes shall, be held and applied by the Borough as funds applicable only to the payment of obligations of the Borough authorized by this bond ordinance.

Section 6. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and interest on the said obligations authorized by this bond ordinance. Said obligations shall be direct and unlimited obligations of the Borough, and the Borough shall be obligated to levy ad valorem taxes upon all of the taxable property within the jurisdiction of the Borough for the payment of said obligations and interest thereon without limitation as to rate or amount.

Section 7. The capital budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith and the resolutions promulgated by the Local Finance Board of the Division showing all detail of the amended capital budget and capital program as approved by the Director of the Division, are on file with the Borough Clerk and are available for public inspection.

Section 8. The Borough intends to issue bonds or notes to finance the cost of the improvements or purposes described in Section 3 of this bond ordinance. The Borough expects that the maximum principal amount of bonds or notes which will be issued to finance the cost of the improvements or purposes described in Section 3 of this bond ordinance is \$6,403,000. If the Borough incurs any such costs prior to the issuance of the

bonds or notes, the Borough intends to reimburse itself for such expenditures with the proceeds of the bonds or notes.

Section 9. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by the Local Bond Law.

**INTRODUCED/APPROVED ON FIRST READING**

DATED: June 19, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin. & Finance Committee)  
Borough of Sayreville

**ADOPTED ON SECOND READING**

DATED: July 17, 2023

/s/Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

/s/Daniel Balka, Councilman  
(Admin. & Finance Committee)  
Borough of Sayreville

**APPROVAL BY THE MAYOR ON THIS 17th DAY OF July, 2023.**

/s/Victoria Kilpatrick, Mayor  
Borough of Sayreville

APPROVED AS TO FORM:

/s/SEAN KEAN, ESQ., Borough Attorney

• **NEW BUSINESS:**

a) Clerk Morelos reported having received the Supplemental Debt Statement as of July 17, 2023, from CFO Denise Biancamano.

Councilwoman Novak moved the Supplemental Debt Statement be received and filed. Seconded by Councilwoman Roberts.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski, all Ayes.

a) Introduction of the following ordinances:

**ORDINANCE #20-23**  
**AN ORDINANCE ADOPTING PROPOSED MODIFICATIONS  
TO EXISTING WATERFRONT REDEVELOPMENT PLAN  
REGARDING PROPERTY LOCATED ON PARCELS D THROUGH K,  
INCLUDING BLOCK 333.02, LOTS 1, 2 AND 3 IN PARCEL J  
PURSUANT TO N.J.S.A. § 40A:12A-7(e) AND SUPPLEMENTING  
AND AMENDING THE GENERAL ORDINANCES AND  
ZONING MAP OF THE BOROUGH OF SAYREVILLE**  
(Planning & Zoning Committee – Co. Onuoha – Public Hearing 8-21-23)

Councilman Onuoha requested to hold off on the introduction of this ordinance.

Further discussion ensued.

Councilman Onuoha moved to table the Ordinance for adjustments. Motion was seconded by Councilman Balka.

Roll Call: Ayes: Councilpersons Onuoha, Balka, Conti, Novak, Zebrowski.  
Nays: Councilperson Roberts

**ORDINANCE #21-23**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING**  
**CHAPTER II OF THE REVISED GENERAL ORDINANCES**  
**OF THE BOROUGH OF SAYREVILLE TO AMEND**  
**CHAPTER 2-64 "Fees and Licenses"**  
(Recreation Committee - Co. Novak - Public Hearing 8-21-23)

Councilwoman Novak moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilman Conti.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**ORDINANCE #22-23**  
**AN ORDINANCE AMENDING AND SUPPLEMENTING**  
**CHAPTER XVII OF THE REVISED GENERAL ORDINANCES**  
**OF THE BOROUGH OF SAYREVILLE TO AMEND**  
**CHAPTER 17, SECTION 1.8 "PERMITS FOR SPECIAL EVENTS"**  
(Recreation Committee - Co. Novak - Public Hearing 8-21-23)

Councilwoman Novak moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilwoman Roberts.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**BOND ORDINANCE # 23-23**  
**BOND ORDINANCE PROVIDING FOR VARIOUS IMPROVEMENTS IN, BY**  
**AND FOR THE BOROUGH OF SAYREVILLE, NEW JERSEY,**  
**APPROPRIATING \$1,680,000 THEREFOR AND AUTHORIZING THE**  
**ISSUANCE OF \$1,596,000 BONDS OR NOTES OF THE BOROUGH FOR**  
**FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilwoman Novak.

Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**BOND ORDINANCE #24-23**  
**BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF VEHICLES**  
**AND EQUIPMENT IN, BY AND FOR THE BOROUGH OF SAYREVILLE,**  
**NEW JERSEY, APPROPRIATING \$3,200,000 THEREFOR AND**  
**AUTHORIZING THE ISSUANCE OF \$3,040,000 BONDS OR NOTES OF**  
**THE BOROUGH FOR FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilwoman Novak.

Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**BOND ORDINANCE #25-23**  
**BOND ORDINANCE PROVIDING FOR VARIOUS PARK  
IMPROVEMENTS IN, BY AND FOR THE  
BOROUGH OF SAYREVILLE, NEW JERSEY,  
APPROPRIATING \$300,000 THEREFOR AND  
AUTHORIZING THE ISSUANCE OF \$285,000 BONDS  
OR NOTES OF THE BOROUGH FOR  
FINANCING PART OF SUCH APPROPRIATION**  
(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilwoman Novak.

Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**BOND ORDINANCE #26-23**  
**BOND ORDINANCE PROVIDING FOR WATER  
IMPROVEMENTS IN, BY AND FOR THE BOROUGH OF  
SAYREVILLE, NEW JERSEY, APPROPRIATING \$3,051,000  
THEREFOR AND AUTHORIZING THE ISSUANCE OF  
\$3,051,000 BONDS OR NOTES OF THE  
BOROUGH FOR FINANCING SUCH APPROPRIATION**  
(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 21, 2023. Motion was seconded by Councilwoman Novak.

Roll Call: Councilpersons Balka, Conti, Novak, Onuoha, Roberts, Zebrowski, all Ayes. Carried.

**ORDINANCE #27-23**  
**AN ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX,  
STATE OF NEW JERSEY AUTHORIZING AND APPROVING A FINANCIAL  
AGREEMENT BETWEEN THE BOROUGH OF SAYREVILLE AND 1970 NJ RT 35  
URBAN RENEWAL, LLC, FOR A THIRTY-YEAR PAYMENT IN LIEU OF TAXES  
PROGRAM FOR THE PROPERTY KNOWN AS BLOCK 425, LOT 2.02 ALSO KNOWN  
1970 ROUTE 35, BOROUGH OF SAYREVILLE, PURSUANT TO THE  
LONG-TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1et seq.**  
(Admin. & Finance Committee - Co. Balka - Public Hearing 8-21-23)

Councilman Balka moved the Ordinance be tabled. Motion was seconded by Councilman Zebrowski.

Roll Call: Ayes: Councilpersons Balka, Novak, Onuoha, Zebrowski.  
Nays: Councilpersons Conti, Roberts.

- **CONSENT AGENDA RESOLUTIONS**

Mayor Kilpatrick opened the meeting for any questions or comments on Consent Agenda Resolutions.

Those commenting were:

- Eileen Pabon, 155 Norton Street  
Ms. Pabon questioned Resolution #2023-198.  
Borough Attorney Kean responded that resolution will be tabled due to the ordinance being tabled.  
Ms. Pabon questioned Resolution #2023-215 and why the Borough would be considering it being it no longer exists.  
Borough Attorney Kean responded that it is a pocket license which isn't being

used and is still an asset to owner and is required to still be renewed.

Councilwoman Novak made a motion to table Resolution #2023-198. Seconded by Councilwoman Roberts.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski.

Councilwoman Novak made a motion to table Resolution #2023-205. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski.

Councilwoman Novak made a motion to close the Public Portion and adopt the remaining Consent Agenda Resolutions. Seconded by Councilman Onuoha.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski, all Ayes.

**RESOLUTION #2023-191**

**WHEREAS**, all bills submitted to the Borough of Sayreville covering services, work, labor and material furnished the Borough of Sayreville have been duly audited by the appropriate committee;

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that all bills properly verified according to law and properly audited by the appropriate committees be and the same are hereby ordered to be paid by the appropriate Borough officials.

/s/ Victoria Kilpatrick, Mayor

/s/ Daniel Balka, Councilman

/s/ Christian Onuoha, Councilman

/s/ Vincent Conti, Councilman

/s/ Donna Roberts, Councilwoman

/s/ Mary J. Novak, Councilwoman

/s/ John Zebrowski, Councilman

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**Bill list of July 17, 2023 in the amount of \$11,761,821.17 in a separate Bill List File for 2023 (See Appendix Bill List 2023-A for this date).**

**RESOLUTION #2023-192**

**WHEREAS**, property known as Lot(s) **38**, in Borough Block **524**, more commonly known as **18 Parker Court**, in **South Amboy, NJ** is owned by **Donald J. Porter, Jr.**;

**AND, WHEREAS, Donald J. Porter, Jr.**, 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 beginning with the third quarter of Calendar Year **2022** as verified by the Tax Assessor;

**AND, WHEREAS**, the Tax Bills for the four quarters of Calendar Year **2022** were generated from the **2021** Assessor's Tax List, 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 a tax bill for the calendar year of **2022**, while the property is correctly classified as being Tax Exempt commencing with third quarter of **2022**;

**NOW, THEREFORE, BE IT RESOLVED**, that the Tax Collector be, and he hereby is, authorized and directed to cancel **2022** and **2023** taxes billed in the amount of **\$13,646.15**, all subsequently billed taxes, and refund the amount paid for **2022 & 2023**, in the amount of **\$9,964.85** on the property known and designated as Lot(s) **38**, in Borough Block **524**.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-193**

**WHEREAS**, NJSA 54:5-19.1 authorizes electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services, and

**WHEREAS**, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales, and

**WHEREAS**, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process, and

**WHEREAS**, the **Borough of Sayreville** wishes to participate in an electronic tax sale.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the **Borough of Sayreville**, New Jersey, that the Tax Collector is hereby authorized to participate in an electronic tax sale.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-194**

**BE IT RESOLVED** that the proper Borough officials are hereby authorized to award a contract to Herc Rental of Newark, NJ for Equipment and Space Rentals on an as-needed basis through NJ State Contract 19-GNSV2-00854.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-195**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING  
THE BOROUGH OF SAYREVILLE TO SUBMIT THE  
2023 ANNUAL ACTION PLAN TO HUD**

**WHEREAS**, the CDBG Committee proposes to use the 2023 allocation of \$233,280.00 from HUD for the following purposes:

- ADA Bathroom Improvements at Kennedy Park \$220,000.00
- Grant Administration \$13,280.00

; and

**WHEREAS**, the Governing Body of the Borough of Sayreville has reviewed the plan and has agreed that it is the best and highest use of the available funds; and

**THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the Governing Body of the Borough of Sayreville authorizes the CDBG Coordinator to submit the 2023 Annual Action Plan to HUD as soon as convenient.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-196**

**WHEREAS**, the following applicant has applied for one trailer license to be used as a temporary construction trailer:

<b><u>APPLICANT</u></b>	<b><u>#OF TRAILERS</u></b>	<b><u>LOCATION</u></b>
K-Land 70, LLC	1 Construction Office Trailer	Block 366.01, Lot 1 Main Street

**WHEREAS**, said application has been referred to the proper department for investigation and review; and

**WHEREAS**, a favorable report has been received from the Zoning Officer covering the location of a said trailers;

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Council do hereby approve the above-captioned application for permission to locate one trailer for construction office use on the above-captioned property.

/s/ Christian Onuoha, Councilman  
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-197**

**BE IT AND IT IS HEREBY RESOLVED** that the Borough Planner is hereby authorized and directed to prepare Land Use Plan Elements in accordance with the Master Plan Reexamination Report at a fee not to exceed \$79,000.00.

/s/ Christian Onuoha, Councilman  
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**TABLED**

**RESOLUTION #2023-198**

**RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING PROPOSED MODIFICATIONS TO EXISTING WATERFRONT REDEVELOPMENT PLAN REGARDING PROPERTY LOCATED ON PARCELS D THROUGH K, INCLUDING BLOCK 333.02, LOTS 1, 2 AND 3 IN PARCEL J, TO THE BOROUGH PLANNING BOARD FOR REVIEW PURSUANT TO N.J.S.A. § 40A:12A-7(e)**

**WHEREAS**, the Borough of Sayreville (the "Borough") adopted a redevelopment plan, entitled "Waterfront Redevelopment Plan" (the "Plan"), which Plan includes certain property located at Main Street (CR-670) and Garden State Parkway, Sayreville, New Jersey 08872 and identified as Block 333.02, Lots 1, 2 & 3 in Parcel J of the Plan (the "Property"); and

**WHEREAS**, InSite Development Partners LLC, a New Jersey Limited Liability Company, located at 19191 S Vermont Ave, Ste 680, Torrance, CA 90502, has proposed to construct on a self-storage facility on said Property pursuant to a site plan, entitled "Preliminary and Final Major Site Plan for Insite Development Partners, LLC, Proposed Self-Storage Facility, Block 333.02, Lots 1, 2 & 3; Tax Map Sheet #99, Latest Rev. Dated 02-1991, Main Street (CR-670) & Garden State Parkway, Borough of Sayreville, Middlesex County, New Jersey", dated 09/29/2022 and prepared by Dynamic Engineering ("Concept Plan"), which Concept Plan is on file with the Sayreville Economic and Redevelopment Agency ("Agency"); and

**WHEREAS**, on February 23, 2023, the Agency found said Concept Plan to be consistent with the goals of the Borough of Sayreville and designated InSite Development Partners LLC as the Conditional Redeveloper (the "Redeveloper") of the Property; and

**WHEREAS**, the Redeveloper has proposed certain modifications to the Waterfront Redevelopment Plan, which modifications are shown in underline and strikeout and attached hereto as Exhibit A, regarding property located on Parcels D through K, including Block 333.02, Lots 1, 2 and 3 in Parcel J; and

**WHEREAS**, the Agency Engineer has reviewed said proposed amendments, attached hereto as Exhibit A, and has found the same to be consistent with the Redeveloper's presentation to the Agency; and

**WHEREAS**, on May 25, 2023, the Agency adopted a Resolution recommending that the Borough Council refer the proposed amendments, attached hereto as Exhibit A, to the Borough Planning Board for review in accordance with the provisions of N.J.S.A. 40A:12A-7(e); and

**WHEREAS**, the Borough Council has reviewed the proposed amendments, attached hereto as Exhibit A, to said Plan and wishes to adopt the same and amend its Zoning Map and General Ordinances to include the land use, bulk requirements, and design standards contained in the Plan; and

**WHEREAS**, pursuant to N.J.S.A. § 40A:12A-7(e), prior to the adoption of the aforementioned modifications to a redevelopment plan, the Planning Board shall transmit to the Governing Body, within 45 days after referral, a report containing its recommendation concerning the same; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sayreville, in the County of Middlesex, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and

- 2. The proposed modifications to the Plan, attached hereto as Exhibit A, regarding the Property is hereby referred to the Borough Planning Board for their review, in accordance with the provisions of N.J.S.A. § 40A:12A-7(e); and the Planning Board is authorized and directed to prepare a report of its recommendations to the proposed Redevelopment Plan in accordance with the requirements set forth in the Redevelopment Law.
  
- 3. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and
  
- 4. This Resolution shall take effect immediately.

\_\_\_\_\_  
Christian Onuoha, Councilman  
(Planning & Zoning Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Victoria Kilpatrick  
Mayor

**RESOLUTION #2023-199**

**WHEREAS**, the following vehicles and equipment have been taken out of service as they are no longer usable;

**NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the vehicles listed below are no longer needed for public use and are hereby authorized to be scrapped:

- 2007 Dodge Charger – VIN #2B3KA43G57H771549
- 2011 Crown Victoria – VIN #2FABP7BV4BX181023
- 2011 Crown Victoria – VIN #2FABP7BV8BX181025
- 2011 Crown Victoria – VIN #2FABP7BV8BX181029
- 2011 Crown Victoria – VIN #2FABP7BV8BX181024
- 2011 Crown Victoria – VIN #2FABP7BV8BX181026

/s/ Donna Roberts, Councilwoman  
(Public Safety Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor



Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-203**

**BE IT AND IT IS HEREBY RESOLVED** that the proper Borough Officials are hereby authorized and directed to execute the NJDEP Treatment Works Approval (TWA) Statement of Consent (Form WQM-003) in connection with CMC Steel New Jersey.

/s/ John Zebrowski, Councilman  
(Water & Sewer Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-204**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE PURCHASE OF ONE (1) 2023 FORD RANGER FROM TOM'S FORD IN AN AMOUNT NOT TO EXCEED \$41,281.00**

**WHEREAS**, on October 5, 2022, and October 28, 2022 the Borough of Sayreville advertised for bids for the purchase of one (1) Ford Ranger pickup truck; and,

**WHEREAS**, the Borough of Sayreville did not receive any bids for the one (1) Ford Ranger pickup truck; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:11-5(3), the Borough of Sayreville exercised its right to negotiate and award a contract upon adoption of a resolution by a two-thirds affirmative vote of the authorized membership of the governing body authorizing such contract; and,

**WHEREAS**, the Borough unanimously passed Resolution #2023-48 authorizing the Borough to purchase one (1) 2022 Chevrolet Colorado pickup truck; and,

**WHEREAS**, the Borough was informed that due to ongoing supply chain issues, the Chevrolet Colorado pickup truck is no longer available and, as a result, the Borough desires to rescind Resolution #2023-48; and,

**WHEREAS**, in exercising its rights under N.J.S.A. 40A:11-5(3), the Borough negotiated and desires to purchase one (1) 2023 Ford Ranger from Tom's Ford in an amount not to exceed \$41,281.00 (forty-one thousand two hundred eighty-one dollars and zero cents).

JULY 17, 2023  
REGULAR MEETING

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Sayreville, in the County of Middlesex and State of New Jersey, that Resolution #2023-48 is hereby rescinded and the Borough of Sayreville is hereby authorized to purchase one (1) 2023 Ford Ranger from Tom's Ford in an amount not to exceed \$41,281.00 (forty-one thousand two hundred eighty-one dollars and zero cents).

/s/ John Zebrowski, Councilman  
(Water & Sewer Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**TABLED**

**RESOLUTION #2023-205**

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AND STATE OF NEW JERSEY  
TO SUPPORT PACKAGING REDUCTION ACT**

**WHEREAS**, packaging constitutes one-third of the municipal waste stream in New Jersey, and

**WHEREAS**, managing packaging waste costs New Jersey taxpayers hundreds of millions of dollars annually, and

**WHEREAS**, some packaging is not recyclable, and

**WHEREAS**, plastic causes serious pollution throughout its entire lifecycle - from extraction of the fossil fuels used to make it, to its manufacture, its petrochemical additives, its use, and its disposal, and

**WHEREAS**, those who produce these materials should help bear the costs of managing them, and

**WHEREAS**, enacting the Packaging Product Stewardship Act, as drafted in the NJ Senate and Assembly (S426/A1444) would reduce waste, increase recycling rates, create green sector jobs, reduce toxicity in products, provide millions of dollars in savings for local governments and taxpayers, and lowers greenhouse gas emissions, and

**BE IT RESOLVED**, that the Borough of Sayreville urges the New Jersey State Legislature to pass to sign into law a strong and effective Packaging Product Stewardship Act,

**RESOLVED**, further, That the Borough of Sayreville shall forward copies of this resolution to:

1. Senator Bob Smith [Senbsmith@njleg.org]
2. Assembly Rep James Kennedy [Asmkennedy@njleg.org]
3. Association of NJ Environmental Commissions [Info@anjec.org]

John Zebrowski, Councilman  
(Water & Sewer/Environmental Committee)



Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Victoria Kilpatrick  
Mayor

**RESOLUTION #2023-206**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING A NON-BINDING REFERENDUM ON THE BALLOT AT THE GENERAL ELECTION ON NOVEMBER 7, 2023 REGARDING OPEN SPACE ACQUISITION**

**WHEREAS**, pursuant to N.J.S.A. 40:12-15.1 et. seq., the State of New Jersey allows municipalities to establish Municipal Open Space, Recreation, Farmland and Historic Trust Funds for the following purposes:

- a. acquisition of lands for recreation and conservation purposes;
- b. development of lands acquired for recreation and conservation purposes;
- c. maintenance of lands acquired for recreation and conservation purposes;
- d. acquisition of farmland preservation purposes;
- e. preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservations purposes; and/or
- f. payment of debt service on indebtedness issued or incurred by the municipality for any of the purposes set forth in subparagraphs (a), (b), (c), (d), (e) or (g) of this paragraph; or
- g. Blue Acres projects.

**WHEREAS**, N.J.S.A. 19-37-1 et. seq. authorizes the governing body to ascertain the sentiment of the legal voters of the municipality upon any questions or policy pertaining to the government or internal affairs thereof by the adoption of an ordinance requesting the County Clerk to print upon the official ballots to be used at the next ensuing general election a certain proposition as formulated and expressed in the resolution; and

**WHEREAS**, the Governing Body seeks to submit a question as to the expansion of the Borough's "Municipal Open Space, Recreation, and Farmland and Historic Preservations Trust Fund: to the voters of the Borough of Sayreville at the next general election, to be held on November 7, 2023; and

**WHEREAS**, N.J.S.A. 40:12-15.7d contemplates adjustments in a previously approved open space levy to reflect changing circumstances, provided those adjustments are approved by a referendum; and

**WHEREAS**, any referendum at the next general election on November 7, 2023 must be preceded by the approval of a resolution and the presentation of a ballot question to the County Clerk not later than 81 days prior to the election or August 16, 2023; and

JULY 17, 2023  
REGULAR MEETING

**WHEREAS**, Blue Acres projects are defined as any project to acquire, for recreation and conservation purposes, lands that have been damaged by, or may be prone to incurring damage caused by, storms or storm related flooding, or that may buffer or protect other lands from such damage, and includes the demolition of structures on, the removal of debris from, and the restoration of those lands to a natural state or to a state useful for recreation and conservation purposes; and

**WHEREAS**, each year the Borough of Sayreville taxes Sayreville residents in excess of \$450,000.00 to set aside for the purchase of Open Space. The Borough started taxing for this purpose in 2001 and has since collected over \$5,000,000.00. In addition to the purposes previously approved of by Sayreville voters, should these funds be used for Blue Acres projects?

**THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Governing Body of the Borough of Sayreville that the Borough Clerk is hereby authorized to submit the following ballot question and interpretative statement to the Middlesex County Clerk for placement on the official ballot for the November 2023 general election:

MUNICIPAL QUESTION NO. 1  
OPEN SPACE REFERENDUM

The Borough of Sayreville collects \$450,000.00 every year from taxpayers for the Borough's Open Space Trust Fund. Should the Borough's Open Space funds also be utilized for Blue Acres projects.

**INTERPRETATIVE STATEMENT**

*A "no" vote will request that the Borough's Municipal Open Space Tax not be expanded to fund Blue Acres projects.*

*A "yes" vote would indicate that you want the Borough's Open Space Tax to be used for Blue Acres projects in addition to the purposes currently authorized.*

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-207**

**BE IT AND IT IS HEREBY RESOLVED** that the Borough Engineer is hereby authorized and directed to compile required data and develop a GIS Mapping System of and for the Borough at a fee not to exceed \$250,000.00.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-208**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- Coronavirus State & Fiscal Recovery Grant - \$450,000.00

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-209**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- Stormwater Assistance Grant - \$15,000.00

JULY 17, 2023  
REGULAR MEETING

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-210**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- NJ Safe Housing Grant - \$6,500.00 and local match \$2,000.00

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-211**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**  
- Clean Communities Grant - \$91,535.25

**SECTION 3.**  
**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-212**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**  
**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**  
- Local Recreation Improvement Grant - \$76,000.00

**SECTION 3.**  
**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-213**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2022 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- Safe and Secure Grant - \$45,930.00

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-214**

**WHEREAS**, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Change Order No. 1:

- Project: 2020 Roadway Paving & Reconstruction – Phase II project
- Contractor: MECO, Inc.  
P.O. Box 536  
Clarksburg, NJ 08510
- Amount: No Increase in original contract amount of \$1,253,178.50
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:**

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:

2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Vincent Conti, Councilman  
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-215**

**WHEREAS**, Ikon at Route 35 Corporation is the holder of Plenary Retail Consumption License #1219-33-001-013 in the Borough of Sayreville; and

**WHEREAS**, the licensee did file a verified petition requesting authorization for the Borough of Sayreville to consider its renewal application for the 2023-2024 license term; and

**WHEREAS**, on May 23, 2023, James B. Graziano, Director of the State Division of Alcoholic Beverage Control, did make a Special Ruling to permit the filing of a renewal application of an inactive license, pursuant to N.J.S.A. 33:1-12.39, Agency Docket No. 05-23-141 for a *two-year period*, covering the **2023-2024 and 2024-2025 license terms**; and

**WHEREAS**, the said Special Ruling of the Director does authorize the Mayor and Borough Council to consider the application for renewal of the subject license for the 2023-2024 license term and to grant or deny said application in the reasonable exercise of its discretion;

**WHEREAS**, said applicant has complied with the necessary requirements including payment of fees, etc.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the Mayor and Borough Council do hereby grant the renewal of Plenary Retail Consumption License No. 1219-33-001-013 to the licensee for the 2023-2024 license term, pursuant to special conditions as contained in the Special Ruling issued by the Director of the State Division of Alcoholic Beverage Control issued on May 23, 2023 and is also subject to the following conditions that remain as part of the license:

1. Licensee shall continue to implement and provide valet parking for its patrons on all nights of operation. The Chief of Police may grant a waiver, on occasion, of the requirement that valet parking be provided if the Licensee demonstrates, to the reasonable satisfaction of the Chief of Police, that Licensee's level of occupancy on such specific occasion is anticipated to be significantly less than the legal occupancy so as to satisfy the Chief that valet parking will not be necessary on such specific occasion. The granting of any such waiver on one occasion shall not entitle Licensee to such a waiver on any other occasion.
  
2. The above-described valet parking requirement shall remain in effect unless and until a recommendation for other appropriate traffic control procedures, developed by a licensed traffic or civil engineer or consultant at Licensee's expense, is received and approved by the Mayor and Council as a substitute measure.

3. Licensee shall institute a policy and instruct its parking lot attendants and employees to abide by a policy that requires that, when the parking facilities used by the Licensed Premises are at full capacity, any additional cars seeking to enter the parking lots shall be “waved off” by parking lot attendants in order to ensure that traffic jams do not occur but that such traffic continues to move through and out of the area of the Licensed Premises when there are no legal spaces available in the Licensed Premises parking lots to accommodate additional cars.

4. Licensee shall strictly enforce a policy that patrons who have been admitted to enter the Licensed Premises who subsequently exit the Licensed Premises will not be permitted to re-enter the Licensed Premises on the same day/evening. This measure is intended to address the Mayor and Council’s previous finding that drug activity was noted on the Licensed Premises and in recognition of the fact that a practice of allowing patrons to exit and then re-enter the Licensed Premises facilitates drug activities by providing an opportunity for such persons to retrieve contraband from their vehicles for use and/or distribution inside and adjacent to the Licensed Premises. Additionally, this measure is intended to alleviate the problem of patrons loitering in and around the parking lot during Licensee’s operating hours and engaging in illegal, disorderly or nuisance causing behaviors.

5. Licensee’s security staff shall be required to obtain photo identification cards, prepared by the Sayreville Police Department, that must be kept on their persons at all times while employed at or located on Licensee’s property. This measure is intended to alleviate difficulties encountered by police investigating complaints on the premises, in which members of the security staff are identified as either potential witnesses or suspects and is also designed in response to the findings of a previous ABC investigation in which it was discovered that some of the employees found on-site during the investigation were not properly entered in Licensee’s employee records.

6. Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee’s parking lots and outside premises, as well as all residential areas within a five hundred (500) foot radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o’clock in the morning (10:00 a.m.) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all such litter, trash and other discarded items as may be generated by and/or associated with Licensee’s operation. To the extent that residents within such five hundred (500) foot radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee’s sole cost. This measure is designed to alleviate any problem associated with the accumulation of empty beverage containers, cans, bottles and other debris that results from the operation of the Licensed Premises.

7. Licensee shall install “zero tolerance” signs inside the Licensed Premises, at or adjacent to the entry to the premises, containing language indicating that patrons will be prosecuted to the fullest extent of the law for any possession, sale or distribution of any drug, controlled substance or drug paraphernalia. This measure is designed to discourage drug activity occurring at or on the Licensed Premises.

8. Licensee shall install soundproofing equipment and/or take any other necessary steps to limit the escape of sound and vibration from the Licensed Premises, sufficient to ensure that no audible sound is transmitted beyond the property line of the Licensed Premises. This measure is designed to alleviate concerns regarding noise levels as recounted from complaints received by members of the Council pertaining to the Licensed Premises.

9. Licensee shall cease all sales of alcohol at 1:30 a.m. and shall cease the playing of all music at 1:45 a.m. This measure is designed to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the Licensed Premises at the same time, resulting in loitering around the Licensed Premises and in the street, blocking traffic and inhibiting the dispersal of other patrons from the Licensed Premises and from the area.



10. Licensee shall institute a policy that on nights where patrons aged eighteen (18) through twenty (20) may be admitted to the premises along with patrons aged twenty-one (21) and over, such patrons over the age of twenty-one (21) shall be required to wear secure wristbands of a color differentiated from any wristbands required to be worn by patrons under the age of twenty-one (21). All such wristbands shall be incapable of being re-attached once removed, in order to prevent violations of laws prohibiting sales of alcohol to persons under twenty-one (21). This measure is designed to prevent violations of drinking age laws, as noted by the Council in previous findings of fact related to a prior disciplinary action.

11. Licensee shall securely stow all alcoholic beverages and shall not serve any alcohol whatsoever on those occasions that Licensee provides access to teenagers under the legal drinking age at events commonly referred to as "Teen Nights". During such events, all alcoholic beverages shall be removed from the bar areas and secured. This measure is designed to prevent violations of drinking age laws as noted by the Council in previous findings related to a prior disciplinary action.

12. Licensee shall require all security staff, except for undercover security staff employed by Licensee, to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block letters stating "SECURITY". This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot to further assist police in identifying security personnel when patrolling or responding to complaints or calls.

13. Licensee shall institute a policy of providing security staff in a ratio of one (1) security employee for each fifty (50) patrons, and that such security personnel be stationed in the parking lot area of the premises at all times during the hours of operation to control and supervise the parking lot area, not only with regard to parking, but with regard to the conduct and behavior of the patrons while on the Licensed Premises. Parking attendants and valet parking staff shall not count as "security staff" in calculating the proper ratio of security staff to patrons. The ratio of one (1) security employee for every fifty (50) patrons is only for those security personnel who are being identified and/or are in uniform. Any undercover personnel that Licensee wishes to employ are in addition to the one per fifty patron security ratio. This measure is designed to ensure that the security staff employed by Licensee is sufficient to handle the numbers of patrons in attendance on a given night so as to constitute a visible, identifiable and adequate security presence, to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot.

14. On promotional evenings, when a large crowd is expected, Licensee will coordinate with the police.

15. Licensee shall strictly enforce a policy to bar admittance to any patron who is not wearing a non-removable wristband, that has been provided to such patron by Licensee's valet parking attendant or parking supervisor, as evidence that the vehicle in which such patron arrived at the Licensed Premises has been parked in Licensee's parking lot. The only exception to this policy shall be for those patrons who demonstrate to Licensee before admittance that they hold a valid New Jersey motor vehicle license indicating that they reside within five hundred (500) feet of the Licensed Premises and have not arrived at the Licensed Premises in a motor vehicle. This condition is intended to restrict admittance to the Licensed Premises to only those patrons whose vehicles, as a driver or occupant thereof, are lawfully parked in Licensee's parking lot, in order to address issues raised by an Objector and her witnesses regarding illegal parking, property trespass, loitering and related nuisances.

16. Licensee shall institute a policy requiring its security staff to immediately report to the Sayreville Police Department any violations of Title 39 observed by such staff in and around the Licensed Premises, and to provide the Borough clerk, on a monthly basis, with a list of all such reports made by Licensee's security staff to police within the prior month.



**RESOLUTION #2023-217**

**WHEREAS, Winecraft NJ, LLC, t/a House of Liquors**, is the holder of Plenary Retail Distribution License #**1219-44-061-006** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 2909 Washington Road, Parlin, NJ 08859; and

**WHEREAS**, an application has been made for the **2023-2024 renewal** term of Plenary Retail Distribution License No. **1219-44-061-006, Winecraft NJ, LLC, t/a House of Liquors**; and

**WHEREAS**, the applicant has complied with all the necessary requirements including the payment of fees in accordance with the State Statute.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Mayor and Borough Council of the Borough of Sayreville, as follows:

- 1. That Plenary Retail Distribution License **1219-44-061-006 Winecraft NJ, LLC, t/a House of Liquors**, located at 2909 Washington Road, Parlin, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2023-2024 license term**.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-218**

**WHEREAS, Peg & Pub, LLC**, is the holder of plenary retail consumption license number 1219-33-010-006, issued by the Mayor and Council of the Borough of Sayreville as the Issuing Authority for a “pocket license” in the Borough of Sayreville, New Jersey; and

**WHEREAS**, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2023-2024 licensing term; and

**WHEREAS**, said applicant has complied with the necessary requirements including payment of fees, etc.

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Mayor and Borough Council of the Borough of Sayreville, as follows:

- 1) **THAT** plenary retail consumption license number 1219-33-010-006, Peg & Pub, LLC is hereby renewed for the 2023-2024 license year, subject to the following conditions as contained in the Settlement Agreement approved by Resolution #2010-138, adopted on June 28, 2010 (conditions c & d) and Resolution #2009-162 adopted on July 6, 2009 (conditions a & b) and remaining on the license:
  - (a) The licensee shall be required to employ at least one individual who is solely responsible for security of the licensed premises on Fridays and Saturdays between the hours of 7:00 p.m. and 2:00 a.m. or until closing. The licensee shall require all security staff (except for

undercover security staff employed by the licensee) to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block lettering stating "SECURITY." This measure is designed to ensure that security staffers constitute a visible, identifiable, and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the licensed premises and in the parking lot, to further assist police in identifying security personnel when patrolling or responding to complaints or calls.

(b) The licensee shall be responsible for ensuring that there will be no parking of motorcycles on the sidewalks adjacent to the licensed premises."

(c) Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee's parking lots and outside premises, as well as all residential areas within a five hundred (500') feet radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o'clock in the morning (10 AM) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all litter, trash and other discarded items as may be generated by and/or associated with the Licensee's operation. To the extent that residents within such five hundred (500') feet radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee's sole cost. This measure is designed to alleviate any problems associated with the accumulation of empty beverage containers, cans, bottles and other debris that result from the operation of the Licensed Premises.

(d) Licensee shall cease all sales of alcohol at 1:30AM and shall cease the playing of all music at 1:45AM. This measure is designed to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the Licensed premises at the same time, resulting in loitering in and around the Licensed Premises and in the street, blocking traffic and inhibiting the dispersal of other patrons from the Licensed Premises and from the area;

**NOW THEREFORE BE IT FURTHER RESOLVED** that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the following:

- a. Licensing Bureau  
Division of Alcohol Beverage Control  
140 East Front Street  
P. O. Box 087  
Trenton, New Jersey 08625-0087

**BE IT FURTHER RESOLVED THAT** this Resolution shall take effect immediately and/or as required by law.

/s/ Daniel Balka, Councilman  
(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**RESOLUTION #2023-219**

**WHEREAS**, on June 13, 2023 the Mayor and Council of the Borough of Sayreville, have received bids for various Water Department Chemicals, and

**WHEREAS**, Certification as to Availability of Funds is annexed hereto;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council on this 19<sup>th</sup> day of June, 2023, that:

- 1. Contract for “Water Department Chemicals” be awarded to the following:
  - Kemira Water Solutions – Ferric Chloride

/s/ John Zebrowski, Councilman  
(Water & Sewer Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

**READ IN FULL**

**RESOLUTION #2023-220**

**BE IT RESOLVED** that the proper Borough Officials are hereby authorized to award a non-fair and open contract to New Jersey Tree Foundation of Jackson, NJ for the installation of Seventy-six (76) Trees on MacArthur Avenue in an amount not to exceed \$26,001.00.

/s/ Vincent Conti, Councilman  
(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor’s signature.

/s/ Sean Kean, Esq., Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Victoria Kilpatrick, Mayor  
Mayor

At this time Mayor Kilpatrick opened the meeting up to the public for questions or comments on this resolution.

There were no comments.

Councilwoman Novak moved the public portion be closed and the Resolution be adopted on Roll Call vote. Seconded by Councilwoman Roberts.

Roll Call: Ayes: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski.

• **CORRESPONDENCE:**

A. Departmental Reports for June, 2023.

B. Notice to Adjacent Community/Property Owner:

1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on July 26, 2023 to install additional wireless communications antennas and related equipment on an existing 146 foot telecommunications tower at 1899 Highway 35.
2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on July 26, 2023 seeking to demolish the existing building on the property and construct a free-standing building for office and warehouse commercial uses at 117 Scott Avenue.

C. Resignations received from Employees/Fire Department/Boards & Commissions:

1. Rosemary Zera from Rent Leveling Board, effective June 30, 2023.

D. Minutes from Boards/Commissions:

1. Planning Board – May 17, 2023.
2. Rent Leveling Board – June 13, 2023.
3. Shade Tree Commission – June 15, 2023.

Councilwoman Novak made a motion to accept the correspondence. Seconded by Councilman Conti.

Roll Call: Councilpersons Novak, Balka, Conti, Onuoha, Roberts, Zebrowski, all Ayes.

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) NJ Motor Vehicles will be at Borough Hall on July 24, 2023 from 10am-2pm.
- 2) Municipal Fund Aid was doubled for 2023 which is \$966,575,000.00.
- 3) Interest on investments is much higher than prior years.
- 4) Certified tax rates were received and County rate is .871, Open Space is .077, School tax is 3.351, Municipal is 1.533, Municipal Open Space is .02, Library is .084 which totals 5.936.

➤ **PUBLIC SAFETY – Councilwoman Roberts**

- 1) 4<sup>th</sup> of July fireworks was a huge success.
- 2) Junior Police Academy kicked off today and graduation for that is July 21<sup>st</sup> at 6pm.
- 3) Commented on the PULSSE program.
- 4) HVAC at Police Dept. is nearly complete.
- 5) Firearms Training Simulator room has been completed.
- 6) Municipal Tax Relief Fund is coming back.

➤ **PUBLIC WORKS – Councilman Conti**

- 1) Commented on events he attended.
- 2) Thanked the Public Works Dept. for all that they do for these events.
- 3) Shade Tree updates.
- 4) Commented on the grant funding coming in.
- 5) Commented on the paving of roads.
- 6)

- **RECREATION – Councilwoman Novak**
  - 1) Commented on Independence Day Celebration.
  - 2) Camp percentages are up this year.
  - 3) Vendor registration is open for Sayreville Day which will be held on Sept. 24<sup>th</sup>.
  - 4) August 1<sup>st</sup> will be Summer Play Day & National Night out from 5pm-8pm.
  - 5) August 11<sup>th</sup> movie in the park.
  - 6) Commented on the SERA Reorganization meeting.
- **WATER & SEWER/ENVIRONMENTAL – Councilman Zebrowski**
  - 1) Heavy rain has helped our Water Treatment plants.
  - 2) Thanked Borough employees and volunteers for the 4<sup>th</sup> of July fireworks.
- **PLANNING & ZONING – Council President Onuoha**
  - 1) Thankful for learning more about the Riverton development.
- **MAYOR – Victoria Kilpatrick**
- **PUBLIC PORTION**

At this time Mayor Kilpatrick opened the meeting to the public for questions or comments on any and all matters.

Those commenting were:

- Brian Lorenzo, Pure Event owner

Mr. Lorenzo gave background on the club and how Covid hurt their business. He stated he was only approached by one person to purchase that property. Mr. Lorenzo stated there is storm sewer running through the property and the town has no easement. He commented on the request for a pilot for that project and to approve it.

- Eileen Pabon, 155 Norton Street

Ms. Pabon stated she has an issue with how pilots are distributed through the town. She gave other ideas for the property on Route 35.

- Jim Robinson, 11 Borelle Square

Mr. Robinson commented on the Historical Society presentation. He commented on changes to the parking ordinance for North Ernston Road. Mr. Robinson commented on pilots.

- Charlie Czerniawski, 56 Creamer Drive

Mr. Czerniawski commented on the Club Pure project.

- Ken Olchaskey, 108 North Edward Street

Mr. Olchaskey commented on pilots. He commented on the tax increase. Mr. Olchaskey questioned the status of appointments to SERA.

- Jennifer Strika, 25 Sherwood Road

Ms. Strika commented on the proposed storage facility on Main Street.

- Brandon Williams, 5 Golden Square

Mr. Williams commented on the Club Pure property and pilots.

- Allison Hornbeck, 7 Driftwood Dr.

Ms. Hornbeck commented on pilots. She stated anything with SERA for the last 20 years needs to be put on hold. She questioned the status of the RFP for SERA. Borough Clerk Morelos responded that the Borough's account is on hold for the Star Ledger and once that is cleared up it will be advertised. Ms. Hornbeck commented on the situation a few years ago with Ricci Melendez.

No further comments.

JULY 17, 2023  
REGULAR MEETING

**Councilwoman Roberts made a motion to close the Public Portion. Seconded by Councilwoman Novak.**

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

No further business Councilwoman Novak made a motion to adjourn. Seconded by Councilwoman Roberts.

Roll Call: Voice Vote, all Ayes.

Time 9:00 P.M.

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Jessica Morelos, RMC  
Municipal Clerk

Date Approved: \_\_\_\_\_