

NOTICE OF PUBLIC HEARING ON ORDINANCE

Notice is hereby given that the following ordinance was introduced at a meeting of the Mayor and Borough Council of the Borough of Sayreville on the **20th** day of **July, 2026** and passed on first reading and the same was then ordered to be published according to law and that such ordinance is to be further considered for final passage at a meeting of the Mayor and Borough Council to be held at the Municipal Building, 167 Main Street, in said Borough on the **17th** day of **August, 2026** at 7:00 P.M. prevailing time, at which time and place or at any time and place to which such meeting shall from time to time be adjourned, all persons interested will be given an opportunity to be heard concerning such ordinance.

By Order of the Mayor and Borough Council.

Jessica Morelos, RMC
Municipal Clerk

ORDINANCE #17-26

BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AN ORDINANCE ACCEPTING DEED OF DEDICATION AND EASEMENTS FROM PARLIN SECTION 1 URBAN RENEWAL, LLC

WHEREAS, Parlin Section 1 Urban Renewal, LLC (“Redeveloper”), is the fee simple owner and redeveloper of a portion of the properties subject to the Hercules Redevelopment Plan dated December 13, 2017 (adopted pursuant to Borough Ordinance #410-18) (as same has been amended prior to the date hereof, the “Hercules Redevelopment Plan”), which properties are designated on the tax maps of the Borough of Sayreville (the “Borough”) as Block 44, Lot 249, Block 43, Lot 250 and Block 43, Lot 251 (“Grantor’s Property”); and

WHEREAS, pursuant to the terms and conditions of the Hercules Redevelopment Plan, and the Sayreville Borough Planning Board’s (“Board”) grant of preliminary and final site plan and major subdivision approval granted to Redeveloper with respect to Grantor’s Property, and in connection with the redevelopment of Grantor’s Property, Redeveloper is required to grant the Borough various water, sewer, and stormwater drainage easements, temporary access easements, an amendment to an existing easement for the Borough’s public water system, and is required to dedicate to the Borough portions of Grantor’s Property for public roadways and road widening purposes;

WHEREAS, Redeveloper is willing to dedicate and convey to the Borough and the Borough is willing to accept from Redeveloper, the portions of Grantor’s Property shown and identified as “Callahan Boulevard (60’ Wide)”; “Portion of Block 40, Lot 1, Block 43, Lot 1 and Block 44, Lot 1 to be Conveyed to the Borough of Sayreville for Widening of Cheesequake Road”; “Portion of Block 83.04, Lot 1 and Block 40, Lot 1 to be Conveyed to the Borough of Sayreville”, on that on that certain subdivision plat filed in the Middlesex County Clerk’s Office as Map No. 6957, File 989, as more particularly described in the Deed of Dedication, the form of which is attached hereto and made a part hereof (the “Deed of Dedication”);

WHEREAS, the Borough officials and professionals have reviewed the Deed of Dedication, the easement agreement (for the water, sewer and stormwater drainage easements), the temporary access easements and the amendment to the Borough’s existing water line easement, the forms of which are attached hereto, and find same to be acceptable, meeting the requirements of the Redevelopment Plan and Board approvals; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* (“LLBL”), the Borough is authorized to accept interests in real property by ordinance; and

WHEREAS, the Mayor and Borough Council of the Borough of Sayreville find it to be in the best interest of the Borough to accept the Deed of Dedication and easements;

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

1. The Mayor Borough Council of the Borough of Sayreville hereby accepts the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication (for public roadway and road widening purposes), and Amendment to Easement Agreement from Redeveloper in connection with the redevelopment of Grantor’s Property.
2. The Mayor and Borough Clerk are hereby authorized to execute the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication (for public roadway and road widening purposes), and Amendment to Easement Agreement, in substantially the forms attached hereto.
3. The appropriate Borough officials, including the Mayor and Borough Clerk, are hereby authorized and directed to take all required actions to complete the Borough’s acceptance of the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication, and Amendment to Easement Agreement, including the execution of documents, along with the recording thereof.
4. If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held by a court of competent jurisdiction 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.
5. All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.
6. Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved.
7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (3) publication in accordance with the laws of the State of New Jersey.

INTRODUCED/APPROVED ON FIRST READING

DATED: July 20, 2026

/s/John Zebrowski, Councilman

(Planning and Zoning Committee)

ATTEST:

/s/Jessica Morelos, RMC

Municipal Clerk

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq.

Borough Attorney