

RESOLUTION #2026-36

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.

Kennedy O'Brien, Mayor

Herve Blemur, Councilman

Alberto Rios, Councilman

Michael Colaci, Councilman

Stanley Synarski, Councilman

Mary J. Novak, Councilwoman

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.

Borough Attorney

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-37

**STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION GREEN ACRES PROGRAM**

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

WHEREAS the Borough of Sayreville has obtained a Green Acres grant of \$750,000.00 from the State to fund the following projects:

#1219-25-050 Bailey Park Completely Inclusive Playground

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

1. The Mayor of the Borough of Sayreville is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Bailey Park Completely Inclusive Playground, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$250,000.00, and;
3. The applicant agrees to comply with all applicable federal, state and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-38

**STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL
PROTECTION GREEN ACRES PROGRAM**

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

WHEREAS the Borough of Sayreville has obtained a Green Acres grant of \$975,000.00 from the State to fund the following projects:

#1219-25-057 Bailey Park Improvements

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

1. The Mayor of the Borough of Sayreville is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Bailey Park Completely Inclusive Playground, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$975,000.00, and;
3. The applicant agrees to comply with all applicable federal, state and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-39

WHEREAS, on January 22, 2024 the Borough of Sayreville awarded a contract for the collection and disposal of e-waste recycling services to GreenChip Recycling, Inc.; and

WHEREAS, said agreement, expired on December 31, 2025; and

WHEREAS, the Borough of Sayreville is desirous of exercising its right to renew the contract agreement for an additional two (2) year period and that the 2026 pricing be extended through 2027; and

WHEREAS, GreenChip Recycling, Inc., has indicated their interest in extending their terms of the aforesaid contract for an additional two (2) year period; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that the terms and conditions of the current contract with the above-captioned supplier for Collection and Disposal of Electronic Waste Recyclables is hereby renewed for an additional two-year period at no additional increase in price.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-40

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2025 Budget Appropriations be and the same are hereby authorized to be made in the following manner to wit:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
Police O/E 5-01-25-240-132		50,000.00
Fire O/E 5-25-265-220		30,000.00
Animal Control O/E 5-01-27-340-125		25,000.00
Board of Adjustment O/E 5-01-21-185-183		10,000.00
Police Salary & Wage 5-01-25-240-019	30,000.00	
Road Dept. Salary & Wage 5-01-26-290-012	40,000.00	
Sanitation O/E 5-01-26-305-249	20,000.00	
Recycling O/E 5-01-26-306-190	<u>25,000.00</u>	
	115,000.00	115,000.00

(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.

Borough Attorney

BOROUGH OF SAYREVILLE

ATTEST:

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-41

RESOLUTION AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT TO NY/NJ ELEVATOR CO. OF NEW YORK, NY., FOR ELEVATOR REPAIRS AT THE BOROUGH MUNICIPAL BUILDING

WHEREAS, the Borough of Sayreville is in need of emergent repair services for the elevators located at the Sayreville Borough Municipal Building; and

WHEREAS, NY/NJ Elevator Co., has submitted a proposal dated January 16, 2026 for the provision of such emergency repair services; and

WHEREAS, pursuant to an Emergency Purchase Certification from Glenn Skarzynski, Borough Administrator, there was an emergent situation requiring the authorization of this contract for the public safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, there may be instances when the Borough is in need of certain goods and services; however is unable to proceed through the formal bidding process; and

WHEREAS, the total amount of the contract with NY/NJ Elevator Co., for the completion of this work shall not exceed \$63,575.00; and

WHEREAS, the Chief Financial Officer has certified that the funds are available in the budget for the payment of these contracts under Account # C-04-55-023-110; and

WHEREAS, the Mayor and Borough Council of the Borough of Sayreville find it to be in the best interest of the Borough and its citizens to authorize the emergency contract to address the elevator repairs at the Borough Municipal Building in the interest of public safety and welfare.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville, County of Middlesex, and State of New Jersey, that the emergency contract with NY/NJ Elevator Co., in the amount not to exceed \$63,575.00, be and hereby is approved and authorized pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1.

BE IT FURTHER RESOLVED that all appropriate Borough Officials and Professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the contract and work authorized by this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-42

**A RESOLUTION DESIGNATING THE PROPERTIES IDENTIFIED AS
BLOCK 246, LOTS 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, AND
2.11; BLOCK 247, LOT 1.03; BLOCK 247.02, LOTS 1.01 AND 1.03; AND
BLOCK 251, LOTS 1.01, 2.01 AND 2.02, AS AREAS IN NEED OF NON-
CONDEMNATION REDEVELOPMENT AND REHABILITATION
PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW,
AND AUTHORIZING THE SAYREVILLE ECONOMIC AND
REDEVELOPMENT AGENCY TO PREPARE A REDEVELOPMENT PLAN.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (“LRHL”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment and rehabilitation; and

WHEREAS, the Borough Council, by Resolution No. 2025-195, adopted July 21, 2025, authorized and directed the Borough Planning Board (“Board”) to conduct a preliminary investigation in order to investigate whether sixteen (16) properties identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 and 1.03; and Block 251, Lots 1.01, 2.01, and 2.02, all located on either side of North and south Crossman Road, inclusive of any and all streets, paper streets, private drives and right of ways (“Study Area”) meet the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be determined to be a Non- Condemnation Area in Need of Redevelopment and/or Rehabilitation under LRHL; and

WHEREAS, the Board authorized and directed Veena M. Sawant, AICP, PP, to conduct the preliminary investigation, as well as prepare a report with maps and exhibits showing the boundaries of the Study Area; and

WHEREAS, Ms. Sawant conducted the preliminary investigation and prepared a Preliminary Investigation Report, dated November 3, 2025, with maps and exhibits showing the boundaries of the Study area and the location of the parcel therein, setting forth the basis of the investigation (the “Report”); and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on December 3, 2025, the Board conducted a public hearing on the preliminary investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the December 3rd public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the December 3rd public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on December 3, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” collectively meeting criteria “c”, “d” and “h” of N.J.S.A. 40:12A-5 of the LRHL; as well as be designated as an area in need of rehabilitation; which was memorialized by way of Resolution No. 2025.12.05, adopted on December 3, 2025; and

WHEREAS, having considered the Board’s recommendation and the supporting Report, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” and an area in need of rehabilitation pursuant to the LRHL; and

WHEREAS, the Borough Council now desires to designate the Study Area as a “non-condemnation area in need of redevelopment,” and an area in need of rehabilitation, and to authorize and direct the Sayreville Economic and Redevelopment Agency (“SERA”) to prepare a draft redevelopment plan for the Study Area and to present same to the Borough Council for its consideration.

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.
- (2) The Study Area, which consists of sixteen (16) properties identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 and 1.03; and Block 251, Lots 1.01, 2.01, and 2.02, all located on either side of North and south Crossman Road, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non- Condemnation Area in Need of Redevelopment, as well as an area in need of rehabilitation under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (3) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non- Condemnation Redevelopment Area” and an area in need of rehabilitation.
- (4) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.

- (5) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as a "non-condemnation area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
- (6) Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
- (7) A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are hereby authorized to take all required actions to effectuate the authorizations in this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

(Planning and 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

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						