

This Reorganization meeting of the Mayor and Council was held on Thursday, January 1, 2026 in the Council Chambers, 167 Main Street, Sayreville, NJ.

Meeting was called to order by Mayor O'Brien at 12:00 P.M.

Invocation given by Deacon Andrzej Ozga, St. Stanislaus Kostka R.C. Church, followed by a Salute to the Flag.

SWEARING IN

Former Assemblyman John Wisnewski administered the Oath of Office to Councilman Herve Blemur, for a three-year term.

Assembly Speaker Coughlin administered the Oath of Office to Alberto Rios, for a three-year term.

STATEMENT OF NOTICE OF PUBLICATION

Municipal Clerk Morelos announced that this Re-Organization Meeting of the Mayor and Council, being held on Thursday, January 1, 2026 has been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune, notifying the Star Ledger and Tap Into Raritan Bay, posting on the bulletin board, and filing with the Municipal Clerk.

• ROLL CALL:

Present: Councilpersons Blemur, Colaci, Novak, Rios, Synarski, Zebrowski

Absent: None

Others Present: Mayor Kennedy O'Brien
Glenn Skarzynski, Business Administrator
Jessica Morelos, Municipal Clerk
Joseph Sordillo, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer
Nicole Waranowicz, Asst. Municipal Clerk
Danielle Maiorana, C.F.O./Treasurer

Others Absent: None

Mayor asked for nominations for Council President.

Councilman Synarski nominated Councilman Zebrowski.

Councilman Rios nominated Councilwoman Novak.

Councilman Synarski made a motion to appoint Councilman Zebrowski. Seconded by Councilman Colaci

Roll Call: Ayes: Councilpersons Synarski, Colaci, Zebrowski.

Nays: Councilman Blemur, Novak, Rios.

Clerk announced 3-3 tie. Mayor voted Aye.

OFFICIAL DESIGNATION OF THE STANDING COMMITTEES FOR THE YEAR 2026

ADMINISTRATIVE & FINANCE:

- 1) Co. Novak
- 2) Co. Zebrowski
- 3) Co. Rios

PLANNING & ZONING:

- 1) Co. Zebrowski
- 2) Co. Colaci
- 3) Co. Blemur

PUBLIC SAFETY:

- 1) Co. Blemur
- 2) Co. Rios
- 3) Co. Colaci

PUBLIC WORKS:

- 1) Co. Rios
- 2) Co. Novak
- 3) Co. Synarski

RECREATION:

- 1) Co. Colaci
- 2) Co. Synarski
- 3) Co. Zebrowski

WATER & SEWER/ENVIRONMENTAL:

- 1) Co. Synarski
- 2) Co. Blemur
- 3) Co. Novak

Motion to accept the Standing Committees for 2026 was made by Councilwoman Novak. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Council President Zebrowski presents Past Fire Chief Badge to:

- Past Chief: George Gawron

Clerk Administers Oaths of Office to the following Fire Chiefs:

- Fire Chief: Richard Masterson
- 1st Ass't. Chief: Alfred Gawron, III
- 2nd Ass't Chief: Tyler Carlock

Clerk Administers Oaths of Office to the following Sayreville First Aid Squad Officers:

- President: Dexter Thomas
- Captain: Roshan Mohankrishnan
- 1st Lt.: Adhya Gummadi
- 2nd Lt.: Anshul Voleti

Clerk Administers Oaths of Office to the following Morgan First Aid Squad Officers:

- Captain: Sebastian Gutierrez
- Ass't. Captain: Disha Garg

Assembly Speaker Coughlin stated that today is the time for us to come together as a community and to celebrate the notion of service and commitment of the future. He thanked all the first responders for their dedication. Assembly Speaker Coughlin stated it will be an interesting year in Sayreville with a split council. He stated that it is a tricky time in our nation. Assembly Speaker Coughlin wished everyone a Happy New Year.

• **REMARKS OF THE MAYOR AND COUNCIL**

COUNCILMAN HERVE BLEMUR

Councilman Blemur wished everyone a Happy New Year. He thanked the residents of the community for the trust they have placed in him. He stated being sworn in as councilman is an honor. Councilman Blemur stated he is committed to serve with transparency, integrity and accountability. He stated his goal is to ensure residents understand the decisions they make but also understand the reasons behind them. Councilman Blemur stated he looks forward to working with his fellow council members as well as strengthening communication and cooperation with all departments.

COUNCILMAN ALBERTO RIOS

Councilman Rios wished everyone a Happy New Year. He thanked all the residents for placing their trust in him. He stated it is a tremendous honor to serve as councilman. He thanked his family for their support as well as the voters. Councilman Rios stated that transparency was a core value of his campaign and it

will remain while he serves. He stated he looks forward to working with fellow council members and the residents.

COUNCILWOMAN MARY J. NOVAK

Councilwoman Novak wished everyone a Happy New Year. She stated that being up there is hard. Councilwoman Novak stated the most important thing is what we leave for the residents of the town when we are done serving. She thanked everyone for electing the new council members and her.

COUNCILMAN MICHAEL COLACI

Councilman Colaci wished everyone a Happy New Year. He congratulated the new council members. He stated that everything they do are for the residents and their families.

COUNCILMAN STANLEY SYNARSKI

Councilman Synarski congratulated the new council members and looks forward to working with everyone. He wished everyone a Happy New Year.

COUNCILMAN JOHN ZEBROWSKI

Councilman Zebrowski wished everyone a Happy New Year. He congratulated the new council members and looks forward to working together. Councilman Zebrowski stated this is the opportunity to work together as a group putting aside political affiliations. He thanked all the volunteers in town.

MAYOR KENNEDY O'BRIEN

Happy New Year to all.

It is my distinct honor and pleasure to welcome you to the annual Reorganization Meeting of the Borough of Sayreville.

Thank you for being here, and joining us in this annual New Year's tradition, as we plan for another year of progress.

I would like to acknowledge my colleagues on the dais, and to offer a special greeting to our newly-elected councilmembers: Herve Blemur and Alberto Rios.

Gentlemen: I look forward to working with you as we plan for the future. Congratulations, again, as you embark on this important journey of public service.

I would also like to congratulate my long-time friend and colleague, John Zebrowski, who is being appointed today as the Council President. John – a retired police chief for the Borough – continues to eagerly serve the people of Sayreville.

John: Your ascension to Council President is well-deserved, and I look forward, as always, to working with you on behalf of the people.

When I was last sworn into office in January 2024, I made a pledge to greatly improve the parks in our community, as part of our overall commitment to renewed customer service.

There's much progress to report today. We have new renovated restrooms and once the weather allows further construction we will have new walkways at Kennedy Park. We have also vastly improved the parking lots at Veterans Park, as well as the lighting.

We very much look forward to opening a new athletic field at the Ust Recreational Complex in a few short months and hopefully adding another.

We are also eagerly anticipating the complete renewal of Bailey Park beginning this spring. I would like to thank our 19th district legislators – Sen. Joe Vitale, Assembly Speaker Craig Coughlin and Assemblywoman Yvonne Lopez – for helping secure this funding.

Working with our state partners on both sides of the aisle, my Administration will continue to explore outside funding opportunities to enhance the parks and expand recreational opportunities.

My hope is you and your families are already taking advantage of new programs we initiated this year through the Sayreville Recreation Department, as well as visited our ever-expanding farmers market that opened in 2024 in the park behind this building.

As for other areas of progress, we continue working closely with the redevelopment team at Riverton, which have made tremendous strides in construction over the past year. Anyone driving over the Driscoll Bridge can't miss all the activity quickly taking shape as we look forward to the opening of Bass Pro.

In tomorrow's Sayreville News – our eblast newsletter from Borough Hall – there will be a video of the latest progress. I hope you check it out.

The continued planned construction off Riverton Boulevard will quickly translate into more revenue to Sayreville, helping to offset the local tax burden from a redevelopment project this community has waited decades to bear fruit.

We expect many more groundbreaking events in the coming years. My office receives phone calls daily from many other major investors across the country looking for opportunities in Sayreville. Everyone who I've spoken with about this progress is amazed and proud at how far we have come.

We carefully balance each and every proposal we hear. We are only interested in projects that create jobs and stabilize taxes for the long-term, making our Borough more affordable for you.

In short, in reviewing these projects we want to make sure any proposed use is a "good fit" for our community.

We aggressively seek outside funding – beyond what is raised by taxpayers – to achieve many of the improvement projects you are seeing around town.

It is amazing to see what can be accomplished when we work closely with dedicated partners that share our vision for the future of an affordable, yet vibrant and safe, Sayreville.

To that end, I would like to once again express my deepest appreciation to the commissioners of a reinvigorated Sayreville Economic Redevelopment Agency, which is ensuring that the right type of investment comes to our community.

SERA and I share a vision when it comes to redevelopment: minimize impact and maximize returns for the people of Sayreville. SERA has identified several high-priority areas, one of which is the Hercules property.

I would also like to provide an update about renovations to the historic firehouse next to this building. You may recall that borough voters approved a special referendum to fund these improvements.

So far, both an environmental remediation and a structural engineering assessment has been completed, with architectural designs being finalized in the coming weeks. Those plans will be presented to the Borough Council for review and approval, as we steadily move toward returning the building to public use.

How fortuitous, as the aging trailers that house our construction and health departments have exceeded their useful life, and we must create appropriate space for their support of our community.

We also continue to invest heavily in public safety, ensuring our emergency responders are equipped with the best tools and techniques available to keep us all protected.

To that end, the Sayreville Police Department will be deploying an upgraded closed-circuit system that will enhance their ability to detect and prevent crime throughout the Borough. I'd like to note this tremendous enhancement is being funded through the hefty fines paid by lawbreakers, not taxpayers.

Allow me a moment to thank the many volunteers who are being appointed to municipal boards and commissions this year, as well as many other important positions around Sayreville. I've said it for years – and I will say it again today – volunteers are the backbone of this great community.

In closing, I would like to once again thank the people of Sayreville for entrusting me in this important leadership role, as your mayor. I remain – and will always remain– deeply honored for your support and trust.

God bless our armed forces protecting democracy overseas. God bless America and God bless the people of Sayreville.

My warmest wishes for a healthy and prosperous 2026.

MAYOR KENNEDY O'BRIEN

Made the following appointments:

- **Borough Attorney** – 1 Year Term

DiFrancesco, Bateman,
Kunzman, Davis, Lehrer & Flaum

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Synarski.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Borough Engineer** – 1 Year Term

David J. Samuel - CME
Associates and

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All ayes.

- **Labor Counsel** – 1 Year Term

Rothstein, Mandell, Strohm,
Halm & Cipriani, P.A.

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Borough Auditor** – 1 Year Term

Supplee, Clooney & Company

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilwoman Colaci.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

- **Bond Counsel** – 1 Year Term

Archer & Greiner, PC

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Financial Advisor** – 1 Yr. Term

NW Financial Group, LLC

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

- **Accounting Services** – 1 Yr. Term

PKF O'Connor Davies, LLP

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

- **Prosecutor** – 1 Yr. Term

Scott LaMountain/John Krenzel

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

- **Public Defender** – 1 Yr. Term

Roselli & Roselli, Esq.

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Municipal Judge** – 3 Yr. Term

James Weber, Esq.

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All ayes.

- **Special Counsel - Tax Matters** - 1 Yr. Term

Nolan & Lange

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Blemur.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All ayes.

- **Special Counsel - Other Matters** -1 Yr. Term

Hibinski Law, LLC

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Special Counsel - Rent Leveling Board Matters**

- 1 Yr. Term

Nolan & Lange

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Blemur.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All ayes.

- **Municipal Planner** -1 Yr. Term Acuity Consulting Services

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Synarski.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

- **Special Counsel – COAH Matters** - 1 Yr. Term DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Ayes: Councilpersons Zebrowski, Colaci, Synarski
Nays: Councilpersons Blemur, Novak, Rios

Clerk announced 3-3 tie. Mayor voted aye.

- **Architect** - 1 Yr. Term USA Architects

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rio, Synarski, Zebrowski, All ayes.

- **Public Agency Compliance Officer**-1 Yr. Term Glenn Skarzynski

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilwoman Novak.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

- **Affordable Housing Administrative & Planning Services** – 1 Yr. Term Acuity Consulting Services

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilwoman Novak.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All ayes.

Mayor made the following appointments:

BOARD OF ADJUSTMENT

- | | |
|--------------|------------------|
| 4 Yr. Member | Anthony Esposito |
| 4 Yr. Member | Phil Emma |

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All ayes.

Mayor made the following appointments:

PLANNING BOARD

1 Yr. Class II Member	Christina Sitaca
4 Yr. Class IV Member	Barry Muller

Mayor made the following appointments:

SERA

5 Yr.	Commissioner	Rosetta Fisher
5 Yr.	Commissioner	Trushar Parikh
5 Yr.	Commissioner	Robert Davis
5 Yr. Unexpired	Commissioner	Donna Roberts

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Synarski.

Roll Call: Ayes: Councilpersons Zebrowski, Blemur, Colaci, Rios, Synarski

Abstained: Councilwoman Novak

Mayor made the following appointment:

HOUSING AUTHORITY

5 Yr. Member	David Lewis
--------------	-------------

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All Ayes.

Mayor made the following appointments:

COMMISSION ON AGING

3 Yr. Non-Voting Member	Neuza Danker
3 Yr. Non-Voting Member	Robin Krippa

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

LIBRARY BOARD OF TRUSTEES

5 Yr. Member	Julia Green
1 Yr. Mayor's Designee	Karen Perno
1 Yr. School Superintendent Designee	Lori Ann Dobrzynski

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

ENVIRONMENTAL COMMISSION

3 Yr. Member	Nicole Waranowicz
3 Yr. Member	Minesh Shah
3 Yr. Member	Anton New
3 Yr. Member	Shirley Read
3 Yr. Alternate #1	Cassandra Dougherty

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilwoman Novak.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All Ayes.

Mayor made the following appointments:

OPEN SPACE COMMITTEE

3 Yr. Member	Nainesh Desai
3 Yr. Member	Donna Roberts
3 Yr. Member-Env.	Nicole Waranowicz

Mayor asked if there are if there was a motion.

Councilman Zebrowski moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.

Councilwoman Novak made a motion to appoint Herve Blemur as a Member of Governing Body on Open Space. Seconded by Councilman Synarski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

BOARD OF HEALTH

3 Yr. Member	Karen Bebert
--------------	--------------

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

EMERGENCY MNGT COUNCIL 2026

1 Yr. Alert Warning/Communications	Vincent Buffalino
1 Yr. Auxiliary Police	Kelan Magee
1 Yr. Damage Assessment	Beverly Johns/Tom Waszkielewicz
1 Yr. Emg. Operations Cntr.	Kathy Moskal/James Kenny/Tony Jackowski
1 Yr. Emergency Medical Services Coord.	Dexter Thomas
1 Yr. Evacuation	Brian Braile
1 Yr. Shelter/Reception	Jennifer Bell
1 Yr. Social Services	Jennifer Bell
1 Yr. Fire	Matthew Johnsen/ Jonathan Magaw
1 Yr. Environmental	Michael Pascone
1 Yr. Hazmat	Matthew Johnsen/ Jonathan Magaw
1 Yr. Law Enforcement	Daniel Plumacker
1 Yr. Radiological Protection	Michael Cinardo
1 Yr. Refugee Evacuation	Brian Braile
1 Yr. Terrorism	Dave Erla
1 Yr. Public Information	James Novak

1 Yr. Public Health	Middlesex Cty. Dept. of Health and Senior Services
1 Yr. Public Works	George Gawron
1 Yr. Resource Management	Glenn Skarzynski
1 Yr. Water and Sewer Management	Dave Leitner
1 Yr. Bd. Of Ed. Annex Manager	Jeff Sprague/Daniel Ellmyer
1 Yr. Animal Disaster Response-Annex Mgr.	Walter and Wendy Wojtaszek

OEM Annex Managers

Alert Warning/Communications	Vincent Buffalino
Sayreville Police Department	Daniel Plumacker
Sayreville Fire Department	Matthew Johnsen/ Jonathan Magaw
EMS Coordinator	Dexter Thomas
Morgan Squad Coordinator	Priya Kungamaraj
Environmental	Michael Pascone
Evacuation	Brian Braile
Sayreville Bd. Of Ed.	Jeff Sprague/Daniel Ellmyer
Public Works	George Gawron
Sayreville Auxiliary Police	Kelan Magee
Shelter	Jennifer Bell
DuPont	DuPont
Ashland Chemical	Ashland Chemical
Alzo, Inc.	Alzo Pharmetrics
AES Red Oak	AES Red Oak
J.C.P. & L.	J.C.P. & L.
Gerdau Ameristeel	Gerdau Ameristeel
P.S.E.&G.	P.S.E.&G.
Reliant Energy	Reliant Energy
CME Associates	CME Associates
MCUA	MCUA

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

IIF

1 Yr. Employee	Meadow Magnani
1 Yr. Alternate	Jessica Zebrowski

Mayor asked if there are if there was a motion.

Councilman Synarski moved the appointment be approved. Seconded by Councilwoman Novak.

Roll Call: Councilpersons Synarski, Blemur, Colaci, Novak, Rios, Zebrowski, All Ayes.

Mayor made the following appointments:

EQUAL OPP. HOUSING OFFICER

1 Yr. Glenn Skarzynski

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Synarski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Mayor made the following appointments:

MAYOR'S DESIGNEE TO MIDD. CTY. SOLID WASTE ADV. COUNCIL

1 Yr. Elyse Barone

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointment be approved. Seconded by Councilman Synarski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Councilwoman Novak made a motion to appoint Councilman Zebrowski to the Planning Board. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Councilwoman Novak made a motion to appoint Councilman Rios to SERA. Seconded by Councilman Synarski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Councilwoman Novak made a motion to appoint Councilman Zebrowski to SERA. Seconded by Councilman Synarski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

Business Administrator Skarzynski stated that he needs approval to offer conditional offers of employment to Joseph Smith, Brandon Alicea and Blake Bouchard as Police Officers.

No Objections.

CONSENT AGENDA RESOLUTIONS

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

Those commenting were:

- Jim Robinson

Mr. Robinson commented on the affordable housing settlement resolution. He commented that former Mayor McCormack had a split council and told them that they had to work together to eliminate a 3-3 tie.

Borough Attorney Sordillo stated that the court ordered the Borough to have settlement resolution done by this date. He gave background on the affordable housing process.

Councilman Blemur stated that this seems rushed and questioned how long do they usually have to come up with a plan.

Borough Attorney Sordillo responded that there were different rules for the Rounds and explained the timeline for this round.

- Ken Olchaskey

Mr. Olchaskey commented on how the meetings and Borough are being run.

No further comments.

Councilman Zebrowski moved the Public Portion be closed and the Consent Agenda Resolutions be approved on Roll Call Vote. Motion seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur (Nay on Resolutions #2026-01, #2026-02, Abstained on Resolution #2026-14), Colaci, Novak, Rios (Nay on Resolutions #2026-01, #2026-02, Abstained on Resolution #2026-14), Synarski, all Ayes.

RESOLUTION #2026-01

BE IT AND IT IS HEREBY RESOLVED that the present Rules of Order of the Council of the Borough of Sayreville, Middlesex County, New Jersey, together with all amendments to date, shall be used as the **Rules of Order** and govern the proceedings of this Council during the year 2026 and until the further action of this body.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Kennedy O'Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-02

BE IT AND IT HEREBY RESOLVED that all Regular and Agenda Session meetings of the Mayor and Borough Council of the Borough of Sayreville for the year 2026 shall be held on the second and fourth Mondays of each and every month and shall be called to order on or about 7:00 P.M. prevailing time, unless otherwise noticed or advertised. Schedule is attached.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Kennedy O'Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-03

**RESOLUTION ESTABLISHING A CASH MANAGEMENT
PLAN AND NAMING OFFICIAL DEPOSITORIES
FOR THE BOROUGH OF SAYREVILLE,
COUNTY OF MIDDLESEX FOR THE YEAR 2026**

WHEREAS, N.J.S.A. 40A: 5-14 mandates that a Governing Body shall, by resolution passed by a majority vote of the full membership, adopt a Cash Management Plan for the deposit and investment of public funds; and

WHEREAS, the Governing Body of the Borough of Sayreville wishes to comply with the noted statutes;

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Sayreville adopts the attached Cash Management Plan including the designated depositories for the year 2026.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

BOROUGH OF SAYREVILLE

2026

CASH MANAGEMENT PLAN

I. Purpose

To adopt a policy plan and procedures establishing a formal Cash Management Plan pursuant to N.J.S.A. 40A:5-14.

II. Authority

The Chief Financial Officer is designated as the custodian of all funds and the investment officer of the Borough of Sayreville, and is responsible for investment decisions and activities. All disbursements made by check will be signed by individuals holding the following positions:

- Mayor
- Borough Clerk
- Treasurer / Chief Financial Officer (CFO)

Exceptions to the above are the Net Payroll and Payroll Agency Accounts which are signed by the Treasurer / CFO only. The Treasurer / CFO is authorized to execute wire transfers for purposes of placing investments of idle funds, taxes payable to the Board of Education and Middlesex County and payment of interest and principal of the Borough's debt.

Disbursements made on the following departmental revenue collection bank accounts will be as follows:

- | | |
|--|---|
| Borough Clerks Office - Borough Clerk | |
| Recreation Department - Director of Recreation | |
| | Treasurer/CFO |
| Office on Aging | - Supervisor of Senior Citizen Activities |
| | Treasurer / CFO |
| Police Department | - Chief of Police |
| Municipal Court | - Presiding Judge |

III. Statement of Policy

It is the policy of the Borough of Sayreville that all cash, checks or any other form of payment received by all officials and employees of the Borough of Sayreville shall be

handled, deposited, invested, and accounted for only as provided for in this plan. No deviation from the policies and procedures in the plan is permitted without prior written approval of the Chief Financial Officer.

It is also the policy of the Borough of Sayreville to attempt to earn the maximum rate of return or interest, on all funds, at all times, with the exception of Petty Cash or any other account so precluded by law. Investments shall be made based on statutory constraints. The applicable interest rates shall be the maximum available taking into account safety, liquidity and yield.

IV. Cash Management Procedures

In order to achieve these objectives, departments shall perform the following procedures:

A. Department Procedures

Most departments collect or receive money for various reasons such as permit fees, registration fees, fines, and tax receipts. Each department that collects money is responsible for preparing deposit slips where necessary and transmittal sheets detailing account coding for posting by the Finance Department or the Collection of Taxes. All monies are to be turned over to the Tax Collector or Treasurer for deposit within 48 hours of receipt as per N.J.S.A. 40A:5-15 unless a department head maintains a bank account approved by the Chief Financial Officer for purposes of making daily deposits. Should the department head maintain a bank account, all monies collected by the department must be deposited within 48 hours of receipt as per N.J.S.A. 40A: 5-15. If money or checks must be left over-night, they must be left in a locked, safe and secure location.

Whenever money is received on behalf of the borough, a receipt must be prepared and given to the person rendering the payment. A duplicate of this receipt must be kept. All payments and receipts must be recorded. Each department will be responsible for keeping the duplicate cash receipts in their own offices. The auditor or Chief Financial Officer may request the copy as part of any annual or internal audit.

B. Financial Procedures

Each of the various accounts for which there is a separate bank statement shall be reconciled on a timely basis.

All monies will be counted at the time they are delivered to the tax collector or finance department. Deposits will only be made to banks appearing on the list of depositories approved as part of the Cash Management Plan.

1. Daily Cash Balance Report

This report is compiled by adding each days' receipts as they are deposited or wired into each bank account to the balance of the previous day. Any disbursements by check or wire are subtracted to ascertain the amount of daily idle cash available for investment.

2. Analyzing Cash Flow

By using past history of receipts and disbursements, trends for tax collection and receipts of other miscellaneous revenues can be established. Payment schedules received from other sources can determine when grants and state aid will be received, as

well as when items such as debt, county taxes and school taxes must be paid. Payroll dates and regular council meeting schedules help fix payment dates for payroll and the bill lists. The fiscal year budget also serves as an important tool in determining the timing of receipts and disbursements over the course of the year. All the aforementioned data can be utilized as a means to determine the duration that the available idle cash can be invested..

3. Investment of Borough Funds

All sources of investment are authorized by the Mayor and Council as part of this Cash Management Plan. All banks must receive a Certification of Governmental Unit Deposit Protection Act (GUDPA). The Chief Financial Officer must receive bi-annual certification from the banks. The various vehicles of investment are as follows:

- Bonds or other obligations of the United States guaranteed by the United States government.
- Government money market mutual funds.
- Any obligation that a federal agency or a federal instrumentality has issued in accordance with an act of Congress, which security has a maturity date not greater than 397 days from the date of purchase, provided that such obligation bears a rate of interest not dependent on any index or other external factor.
- Bonds or other obligations of the Local Unit or bonds or other obligations of school districts of which the Local Unit is a part or within which the school district is located.
- Bonds or other obligations, having a maturity date not more than 397 days from the date of purchase, approved by the Division of Investment of the Department of the Treasury for investment by Local Units.
- Local government investment pools.
- Deposits with the State of New Jersey Cash Management Fund.
- Certificates of Deposit
- Overnight Sweep Accounts
- Bank Money Market Accounts

The investments should be diversified among types and institutions to guard against a sudden default by an institution that may cause a delay in obtaining the invested funds. The maximum amount of funds to be invested in any one type of investment is \$15,000,000.00.

When the amount of the investment has been determined, the approved depositories are called to obtain bids for the most competitive interest rate based upon the duration and the diversification criteria. All investments are flexible to the date required by the finance office to coincide with projected disbursements, rather than to some fixed date (ie. 30 days or 90 days). This flexibility is important, as it allows for maximization of interest realized. Since the cash flow analysis determines when disbursements will be made for all large items (ie. debt service, payroll, bill lists, county taxes, etc.), investments can be timed to mature on the day when payment must be made. This also avoids any chance of not having funds available to meet a payment, which could occur with a more rigid duration of investment.

4. Disbursement of Funds

All funds shall be disbursed as authorized and directed in accordance with statutory provisions of Municipal Code and State of New Jersey. Upon review of the schedules of payments by the Township Council, the Chief Financial Officer shall then have the authority to make the following disbursements:

- District & Regional School Taxes
- County Taxes
- Interfund transfers
- Purchase of Investments
- Debt Service
- Salaries & Wages
- Postage
- Utilities
- Shared Services
- Insurance Premiums

P-Card

Payroll Withholdings – Taxes, Dues, Deferred Compensation, Bonds, Garnishments and Pension
State of NJ and/or its political subdivisions
Contractual Obligations dated 30 days prior to the next scheduled Council Meeting
Invoices dated 60 days prior to the next scheduled Council Meeting
Items deemed necessary for payment by the Chief Financial Officer with the consent of the Business Administrator

V. Assuring Compliance

The Cash Management Plan of the Borough of Sayreville shall be subject to the Annual Audit conducted pursuant to N.J.S.A. 40A:5-4.

The official charged with the custody of the monies of the Borough shall deposit them as designated by the Cash Management Plan and shall thereafter be relieved of any liability or loss of such monies due to the insolvency or closing of any depository designated in the Cash Management Plan pursuant to N.J.S.A. 40A:5-14(3)f

VI. Approved Depositories and Brokerage Firms

The following financial institutions are approved depositories of borough funds:

X PNC Bank
X Amboy Bank
X NJ Arbitrage Rebate Program
X Capital One Bank
X Wells Fargo
X Bank of America
X Provident Bank
X Santander Bank
X TD Bank
X Columbia Bank
X Northfield Bank
X Kearny Bank

VI. Term of Plan

This Cash Management Plan shall be adopted by resolution annually in January of each year. The plan may be amended by resolution of the Mayor and Council if deemed necessary.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-04

BE IT AND IT IS HEREBY RESOLVED that the Borough Treasurer is authorized to re-open the following **Petty Cash Funds** after submission of properly executed vouchers in the same amount as in prior years:

Police Department
Sayreville Free Public Library
Office on Aging
Road & Sanitation Department
Fire Department

/s/ Mary J. Novak, Councilwoman
(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.

ATTEST: /s/ Joseph Sordillo, Borough Attorney
BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk /s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-05

BE IT AND IT IS HEREBY RESOLVED that the Tax Collector and the Treasurer each be required to furnish a Bond conditioned for the true and faithful performance of their respective duties. Said bonds to be approved as to sufficiency of surety by the Finance Committee and as to form by the Borough Attorney.

/s/ Mary J. Novak, Councilwoman
(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.

ATTEST: /s/ Joseph Sordillo, Borough Attorney
BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk /s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-06

**TEMPORARY APPROPRIATIONS FOR OPERATIONS AND
DEBT SERVICE FOR THE YEAR 2026**

WHEREAS, Section R.S. 40A: 4-19 of the Local Budget Act provides that (where any contracts, commitments or payments are to be made prior to the final adoption of the 2026 Budget) Temporary Appropriations should be made for the purpose and amounts required in the manner and time herein provided; and

WHEREAS, the date of this resolution is within the first thirty days of January, 2026; and

WHEREAS, one quarter of the total appropriations in the 2024 Budget, exclusive of any appropriations made for Debt Service and Capital Improvement Fund in said 2024 Budget is the sum of \$16,486,798.00 for the Current Fund and \$3,442,440.00 for the Water Utility Fund;

NOW, THEREFORE, BE IT RESOLVED that the following temporary appropriations be made and that a certified copy of this resolution be transmitted to the Treasurer for her records:

GENERAL APPROPRIATIONS – CURRENT FUND

MUNICIPAL CLERK

Salaries and Wages	\$90,000.00
Other Expenses:	
Central Mailing & Postage	12,000.00
Miscellaneous Other Expenses	12,250.00
Codification of Ordinances	

ADMINISTRATION

Salaries and Wages	140,000.00
Other Expenses	35,000.00

MAYOR AND COUNCIL

Salaries and Wages	40,000.00
Other Expenses	2,000.00

HUMAN RESOURCES

Salaries and Wages	0.00
Other Expenses	26,000.00

COMPUTER DATA PROCESSING

Salaries and Wages	60,000.00
Other Expenses	75,000.00

FINANCIAL ADMINISTRATION

Salaries and Wages	140,000.00
Other Expenses:	35,000.00

ASSESSMENT OF TAXES

Salaries and Wages	72,000.00
Other Expenses:	
Cost of Appraisals	18,000.00
Miscellaneous Other Expenses	13,000.00

COLLECTION OF TAXES

Salaries and Wages	50,000.00
Other Expenses	4,000.00

LEGAL SERVICES

Other Expenses	124,000.00
----------------	------------

MUNICIPAL COURT

Salaries and Wages:	134,000.00
Other Expenses	31,000.00

ENGINEERING SERVICES AND COSTS

Salaries and Wages	4,000.00
Other Expenses	30,000.00

PUBLIC BUILDINGS AND GROUNDS

Salaries and Wages	200,000.00
Other Expenses	120,000.00

PLANNING BOARD		
Salaries and Wages	11,000.00	
Other Expenses	11,000.00	
BOARD OF ADJUSTMENT		
Salaries and Wages	1,800.00	
Other Expenses	5,000.00	
MASTER PLANNING PROGRAM – COMPLETION AND CONTINUANCE		
Other Expenses	1,750.00	
ENVIRONMENTAL COMMISSION (R.S. 40:56A-1, et seq.)		
Other Expenses	750.00	
RECYCLING COMMISSION		
Other Expenses	150.00	
RENT LEVELING BOARD		
Salaries and Wages	600.00	
Other Expenses	1,500.00	
HUMAN RELATIONS COMMISSION		
Other Expenses	1,000.00	
SHADE TREE COMMISSION		
Other Expenses	1,000.00	
CABLE TV ADVISORY BOARD		
Other Expenses	0.00	
AMERICANS WITH DISABILITIES COMMISSION		
Other Expenses	0.00	
GROUP INSURANCE PLANS FOR EMPLOYEES	2,500,000.00	
OTHER INSURANCE PREMIUMS	1,200,000.00	
FIRE		
Other Expenses	81,000.00	
AID TO VOLUNTEER FIRE COMPANIES	2,200.00	
UNIFORM FIRE SAFETY CODE		
Salaries and Wages	75,000.00	
Other Expenses	4,500.00	
PROSECUTOR		
Salaries and Wages	50,000.00	
Other Expenses	0.00	
POLICE		
Salaries and Wages	3,606,000.00	
Other Expenses	147,000.00	
POLICE DISPATCH/911		
Salaries and Wages	260,000.00	
Other Expenses	4,000.00	
SCHOOL TRAFFIC GUARDS		
Salaries and Wages	58,000.00	
Other Expenses	1,200.00	

TRAFFIC CONTROL COSTS	
Other Expenses	7,500.00
CONTRIBUTION TO FIRST AID ORGANIZATIONS	40,000.00
STATE UNIFORM CONSTRUCTION CODE	
CONSTRUCTION OFFICIAL (Chief Administrator of Enforcement Agency)	
Salaries and Wages	275,000.00
Other Expenses	35,000.00
ZONING AND CODE ENFORCEMENT	
Salaries and Wages	55,000.00
Other Expenses	1,000.00
EMERGENCY MANAGEMENT SERVICE	
Salaries and Wages	5,000.00
Other Expenses	4,500.00
JUVENILE CONFERENCE COMMITTEE	
Other Expenses	0.00
ROAD REPAIRS & MAINTENANCE	
Salaries and Wages	221,000.00
Other Expenses	41,000.00
SNOW REMOVAL	
Salaries and Wages	45,000.00
Other Expenses	100,000.00
STORM WATER REGULATIONS (N.J.S.A. 40A-45.3)	12,000.00
STREET LIGHTING	111,000.00
GASOLINE	
Other Expenses	200,000.00
GARBAGE AND TRASH REMOVAL	
Salaries and Wages	319,000.00
Disposal Area Contract	325,000.00
Other Expenses	54,000.00
RECYCLING PROGRAM	
Salaries and Wages	12,000.00
Other Expenses	175,000.00
SEWAGE TREATMENT & DISPOSAL	
Salaries and Wages	174,000.00
Other Expenses	147,000.00
MIDDLESEX COUNTY UTILITIES AUTHORITY	
Sewer Contract	1,750,000.00
VEHICLES & EQUIPMENT MAINTENANCE	
Salaries and Wages	153,000.00
Other Expenses	129,000.00
BOARD OF HEALTH	
Salaries and Wages	6,000.00
Other Expenses	52,000.00

ANIMAL CONTROL		
Other Expenses		135,000.00
CULTURAL ARTS COUNCIL		
Other Expenses		1,500.00
PARKS & PLAYGROUNDS – RECREATION		
Salaries and Wages		84,000.00
Other Expenses		36,000.00
PARKS & PLAYGROUNDS – DEVELOPMENT & MAINTENANCE		
Salaries and Wages		161,000.00
Other Expenses		86,000.00
CONSERVATION CORP		
Salaries and Wages		0.00
Other Expenses		0.00
COMMUTER PARKING LOT		
Salaries and Wages		0.00
Other Expenses		1,000.00
OFFICE ON AGING		
Salaries and Wages		90,000.00
Other Expenses		50,000.00
MEMORIAL DAY CELEBRATION		
Other Expenses		3,500.00
INDEPENDENCE DAY CELEBRATION		
Other Expenses		5,000.00
CELEBRATION OF SPECIAL EVENT		
Other Expenses		2,000.00
TELEPHONE		
Other Expenses		75,000.00
ELECTRICITY		
Other Expenses		111,000.00
NATURAL GAS		
Other Expenses		90,000.00
COMMISSION ON AGING		
Other Expenses		1,000.00
YOUTH GUIDANCE COUNCIL		
Other Expenses		250.00
MAINTENANCE FREE PUBLIC LIBRARY		
Salaries and Wages		300,000.00
Other Expenses		228,000.00
SENIOR CITIZENS' ACTIVITIES		
Other Expenses		4,000.00
FUEL OIL		
Other Expenses		0.00
CONTRIBUTION TO:		

P.E.R.S.	515,000.00
Social Security System	315,000.00
Length of Service Awards Program	0.00
Police & Firemen's Retirement System	1,300,000.00
DCRP Contribution	<u>6,000.00</u>
	17,541,200.00
 CAPITAL IMPROVEMENT FUND	 0.00
 CAPITAL LOAN PROGRAM	 0.00
 DEBT SERVICE:	
Interest on Bonds	52,000.00
 GENERAL APPROPRIATIONS – CURRENT FUND SUMMARY	
Current Operations	17,541,200.00
Capital Improvements	0.00
Capital Loan Program	0.00
Debt Service	<u>52,000.00</u>
TOTAL	\$17,593,200.00
 APPROPRIATIONS FOR WATER UTILITY	
 WATER OPERATING	
Salaries and Wages	1,000,000.00
Other Expenses	2,000,000.00
 STATUTORY EXPENDITURES	
Contributions to:	
P.E.R.S.	100,000.00
Social Security System (O.A.S.I.)	75,000.00
Total Operations	3,175,000.00
 CAPITAL IMPROVEMENTS	
Capital Outlay	28,000.00
 DEBT SERVICE	
Interest on Bonds	8,000.00
Water Loan	<u>217,000.00</u>
	225,000.00
 Total	\$3,428,000.00

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-07

WHEREAS, the Borough of Sayreville is presently self-insured for general liability; and

WHEREAS, the Borough wishes to confirm for the year 2026, the operable procedure for the settlement of claims against the Borough;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. **The Business Administrator** is hereby authorized to approve for payment any settlement, the gross sum of which is \$5,000.00 or less.

2. That the Business Administrator, with the consent and approval of the Borough Attorney, shall be authorized to approve for payment any settlement, the gross sum of which is \$10,000.00 or less.

3. Any proposed settlement in excess of \$10,000.00 shall be reviewed by the Business Administrator and Borough Attorney and a recommendation made thereof for the consideration by the governing body. All settlements in excess of \$10,000.00 are to be approved by resolution of the Mayor and Borough Council.

/s/ Mary J. Novak, Councilwoman

(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-08

**RESOLUTION CLARIFYING POWER OF COUNCIL
PRESIDENT TO SOLEMNIZE MARRIAGES WHEN THE
COUNCIL PRESIDENT IS ACTING IN THE CAPACITY OF
ACTING MAYOR OF THE BOROUGH OF SAYREVILLE AT
SUCH TIMES AS THE MAYOR IS "UNABLE TO PERFORM THE DUTIES"
AS DEFINED BY THE LAWS OF THE STATE OF NEW JERSEY
DEFINED BY THE LAWS OF THE STATE OF NEW JERSEY**

WHEREAS, pursuant to N 40A:60-3, "... the president of the council shall perform all duties of the mayor during any period in which the mayor is absent from the borough for three days or more or is unable to perform the duties of his office..."; and

WHEREAS, pursuant to N.J.S. 37:1-13, "...any mayor or deputy mayor, when authorized by the mayor or chairman of any township committee or village president of this State... are hereby authorized to solemnize marriages between such persons as may lawfully enter into the matrimonial relation..."; and

WHEREAS, when these statutes are read together, it is not entirely clear whether the Governor and State Legislature of the State of New Jersey intended that a Mayor of a Borough form of government be specifically required to authorize the President of a Borough Council to be empowered to solemnize marriages in each instance or at such times as the Mayor is legally deemed to be unable to perform the duties of his office; and

WHEREAS, it is extremely important for individuals who may be married by the Council President of the Borough of Sayreville to be assured that such a marriage has been legally solemnized pursuant to the laws of the State of New Jersey when the Mayor

is absent from the Borough of Sayreville for three days or more or is otherwise unable to perform the duties of the office in accordance with N.J.S. 40A: 60-3, in such instances as the Council President performs such ceremony;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, State of New Jersey, that the President of the Borough Council be and hereby is authorized to solemnize marriages between such persons as may lawfully enter into the matrimonial relation whenever the Mayor of the Borough of Sayreville is absent from the Borough of Sayreville for three days or more or is otherwise unable to perform the duties of the office in accordance with N.J.S. 40A:60-3, whereupon the President of the Council shall perform all duties of the Mayor; and

BE IT FURTHER RESOLVED that the Mayor of the Borough of Sayreville need not make a specific reference to the authorization of the President of the Council to solemnize a marriage in the Borough of Sayreville when the President of the Council is generally authorized to perform all the duties of the Mayor pursuant to N.J.S. 40A: 60-3.

/s/ Mary J. Novak, Councilwoman
(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.

ATTEST: /s/ Joseph Sordillo, Borough Attorney
BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk /s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-09

WHEREAS, pursuant to N.J.S.A. 10:4-7 the definition of an "official newspaper" is one that is paid, published and circulated in the municipality and/or the County; and

WHEREAS, the following newspapers meet the legal statutory criteria for an "official newspaper" and are hereby officially declared to be the official newspaper for the purpose of publishing official advertisements, legal notices and the production of two or more such newspapers may be utilized:

THE HOME NEWS TRIBUNE

BE IT RESOLVED, that Tap into Raritan Bay shall be and is hereby designated as the electronic news source for the Borough of Sayreville for which notices and other matters may be provided pursuant to the Open Public Meetings Act (N.J.S.A. 10:4-6 et. seq.), but which shall not be required. Costs for any such publications of any statutory advertisements, legal notices or any other advertisements shall be at the expense of Tap into Raritan Bay. This designation of Tap into Raritan Bay shall not require or mandate that legal advertising or any other notices must or should be provided to them; and

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

1. Jessica Morelos, Municipal Clerk
2. Beth Magnani, Planning Board Secretary
3. Joan Kemble, Zoning Board Secretary
4. All Borough Departments

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-10

**RESOLUTION AUTHORIZING THE BOROUGH OF SAYREVILLE
SPECIAL TAX COUNSEL TO FILE PETITIONS, COMPLAINTS,
ANSWERS AND COUNTER-CLAIMS IN THE TAX COURT OF THE
STATE OF NEW JERSEY, AS MAY BE NECESSARY IN THE BEST
INTERESTS OF THE BOROUGH OF SAYREVILLE**

WHEREAS, from time to time the Tax Assessor determines that in the course of real property appeals filed with the Tax Court of New Jersey, that a counterclaim is merited in order to assert the correct real property tax assessment; and

WHEREAS, the governing body of the Borough of Sayreville is desirous that every real property taxpayer pays its fair share of real property taxes; and

WHEREAS, if in the appropriate case a counterclaim is not asserted, the instant taxpayer so affected would not be paying its fair share of real property taxes; and

WHEREAS, by authorizing the filing of counterclaims in the appropriate tax appeals, the best interests of the Borough of Sayreville and its property tax paying taxpayers would be served, protected and preserved, as the case may be; and

**NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY** as follows:

1. That the Borough of Sayreville Special Tax Counsel is hereby authorized during the year 2026 to file a Petition of Appeal, or a Complaint, or Answer and Counterclaim with the Tax Court of the State of New Jersey to seek the correct assessment and proper value of the affecting the real property in question and that a copy of such pleading under this Resolution be filed with the Borough Clerk.
2. That the Borough of Sayreville Special Tax Counsel is hereby authorized to execute stipulations of settlement on any tax appeal, Complaint and or Counterclaim filed by the taxing district or by a taxpayer in the tax year 2026;
3. That the Borough of Sayreville shall forward certified copies of this Resolution to the following:
 - A. Tax Assessor
 - B. Borough of Sayreville Special Tax Counsel
 - C. Middlesex County Board of Taxation or New Jersey Tax Court with any such Petition of Appeal, Complaint or Answer and Counterclaim.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-11
CANCELING SMALL BALANCES

WHEREAS, the Municipal Tax Collector informs that from time to time there are property tax credits or delinquencies on certain property located within the Borough of Sayreville, and

WHEREAS, N.J.S.A. 40A:5-17.1 provides that a municipality may adopt a resolution authorizing a municipal employee to process, without further action on their part, the cancellation of any property tax refund or delinquency of less than \$10.00, and

WHEREAS, that the Municipal Tax Collector is qualified, and recommends, to process said cancellation in his continuing effort to maintain the highest level of fiscal responsibility and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, that the Municipal Tax Collector is hereby authorized to process the cancellation of tax refunds or delinquency of less than Ten (\$10.00) dollars during the calendar year of **2026** in accordance with N.J.S.A. 40A:5-17.1.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-12

WHEREAS, pursuant to N.J.S.A. 54:4-66.1, taxes in municipalities billed under a calendar based fiscal year shall be payable for the first quarterly installment of the year on February 1, for the second quarterly installment on May 1, for the third quarterly installment on August 1, and for the fourth quarterly installment on November 1; and

WHEREAS, N.J.S.A. 54:4-67 provides that the governing body may fix the rate of interest to be charged for the non-payment of taxes, assessments &/or other municipal liens or charges; and

WHEREAS, N.J.S.A. 54:4-67(a), further provides that taxes shall not be subject to interest charges if payment of any installment is made within the tenth calendar day following the date upon which the same became payable; and

WHEREAS, N.J.S.A. 54:4-67 (c), provides that within the current fiscal year if any delinquency is in excess to \$10,000.00, a penalty not to exceed 6% may be charged; and

NOW, THEREFORE BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, that in accordance with N.J.S.A. 54:4-66 et seq, the rate of interest to be charged on delinquent taxes and all other municipal liens or charges for the first, second, third and fourth quarterly installments of year **2026** shall be eight percent (8%) per annum on the first \$1,500.00 of delinquency and eighteen percent (18%) per annum on any amount in excess of \$1,500.00 to be calculated from the date the tax was payable until the date of actual payment to the collector is received provided that no interest shall be charged if payment of any installment is made on or before the tenth calendar day following the date upon which same became payable; and

BE IT FURTHER RESOLVED, that a penalty of six percent (6%) be charged on all delinquent municipal charges in excess of \$10,000.00 that are not paid prior to the end of the fiscal year.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-13

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/ Kennedy O'Brien, Mayor

/s/ Herve Blemur, Councilman

/s/ Alberto Rios, Councilman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/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/ Joseph Sordillo, Borough Attorney
Borough Attorney

Bill list of January 1, 2026 in the amount of \$10,080,612.57 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-14

RESOLUTION AUTHORIZING A SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER WITH REGARD TO SAYREVILLE BOROUGH'S HOUSING ELEMENT & FAIR SHARE PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024, and provides for municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, through the adoption of adopted Resolution No. 2025-39, the Borough determined its fair share of 194 units present need and 210 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Borough filed its Resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 31, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, et seq., and the timeframes set forth in Administrative Directive #14-24, bearing Docket No. MID-L-000569-25; and

WHEREAS, in accordance with the timeframes set forth in the Amended Act and the Directive, the Fair Share Housing Center ("FSHC") filed a timely objection to Sayreville's Resolution; and

WHEREAS, through the mediation process provided by the Program, the Borough and FSHC entered into a Mediation Agreement settling the dispute over the Borough's prospective need obligation, agreeing to a 240 Prospective Need obligation for the Borough's 4th Round affordable housing compliance; and

WHEREAS, the Court entered an order on April 4, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of one hundred ninety-four (194) units and a Prospective Need of two hundred forty (240) units, which no party appealed, and ordering the Borough to file a Housing Element and Fair Share Plan ("HE&FSP") by June 30, 2025, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

WHEREAS, the Sayreville Borough Planning Board held the public hearing, and adopted a Resolution adopting the HE&FSP on June 18, 2025, and the HE&FSP having been filed with the Program on June 19, 2025; and

WHEREAS, the Borough Council adopted Resolution No. 2025-197 on July 21, 2025, with same being filed with the Program on July 22, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge to the Borough's HE&FSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) on August 31, 2025; and

WHEREAS, through the mediation process provided by the Program, the Borough and FSHC agree to resolve the challenge/objection to the HE&FSP as set forth in a Mediation Agreement, including substantial amendments to the HE&FSP, which will be presented to the Program for review and approval, and referral to the Mount Laurel Judge pursuant to the Amended FHA and Administrative Directive #14-24, which if approved, will result in a compliance certification for the Borough for the Fourth Round; and

WHEREAS, Sayreville and FSHC also acknowledge and agree that if the Program, trial court, or any appellate court rejects approval of this settlement agreement, the Parties reserve their right to return to the *status quo ante*; and

WHEREAS, Sayreville Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Sayreville Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in light of the above, the Mayor and Borough Council of the Borough of Sayreville find that it is in the best interest of the Borough to commit to its HE&FSP, as amended, as set forth in the settlement agreement, subject to the reservations set forth herein; and

WHEREAS, in accordance with Amended FHA and Administrative Directive #14-24, the Mayor and Borough Council of the Borough of Sayreville find that, as a municipality

seeking a certification of compliance with the Amended FHA, it is in the best interests of the Borough to enter into the settlement agreement with FSHC.

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

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.

2. The settlement agreement with FSHC, following the form attached hereto, subject to final approval by the Borough Attorney, the Borough Planner and the Borough Administrator, is hereby authorized and approved subject to all reservations of rights set forth above.

3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the settlement agreement and Amended FHA, including the signing of the agreement and filing same with the Program.

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

/s/ John Zebrowski, 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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-15
RESOLUTION AUTHORIZING THE BOROUGH OF SAYREVILLE
MUNICIPAL CLERK TO ADMINISTER ALL
GAMES OF CHANCE LICENSES FOR THE YEAR 2026

BE IT RESOLVED BY the Mayor and Borough Council of the Borough of Sayreville, New Jersey, that the Municipal Clerk is hereby authorized to administer, sign and execute all Games of Chance Licenses for the year 2026 contingent that the applicants have met all the State and Borough requirements and all fees have been paid.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-16

WHEREAS, it is the desire of the Borough of Sayreville to hold taxpayers who cause the tax sale procedure to be held accountable for the fees associated with said sale; and

WHEREAS, N.J.S.A. 54:5-26 provides for direct mailing of the tax sale notices in-lieu of up to two (2) legal advertisements, the costs of which shall be added to the cost of the sale, not to exceed \$25.00 for each set of notices; and

WHEREAS, N.J.S.A. 54:5-38 provides for fees in connection with holding a tax sale, of two (2%) percent of the total of municipal charges, including all interest and penalties, to the date of sale. The two (2%) percent shall not be less than Fifteen (\$15.00) dollars nor more than One Hundred (\$100.00) dollars for each parcel sold; and

WHEREAS, N.J.S.A. 54:5-29 provides for payment prior to the tax sale to include all interest, costs and penalties;

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville in the County of Middlesex the Tax Collector is hereby authorized to conduct a standard tax lien sale for prior year delinquencies.

BE IT FURTHER RESOLVED, by the Borough Council of the Borough of Sayreville, that in accordance with N.J.S.A. 54:5-26, the Tax Collector's office is hereby authorized to send two (2) direct mailings, in lieu of 2 advertisements, and collect a mailing fee of Twenty-Five dollars (\$25.00) for each notice mailed; and

BE IT FURTHER RESOLVED, that costs of preparation, administration and advertisement, prior to the sale are hereby determined to be two (2%) percent of the total municipal charges, including all penalties and interest, but not less than Fifteen (\$15.00) dollars and not more than One Hundred (\$100.00) for each parcel.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-17

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase four (4) 2025 Ford Utility Interceptor Vehicles from Winner Ford of Cherry Hill, NJ through NJ State Contract #20-FLEET-01189 in an amount not to exceed \$172,472.00.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$172,472.00 is available in Account No. C-04-55-029-110.

/s/ Herve Blemur, Councilman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO
Danielle Maiorana, CFO

RESOLUTION #2026-18

BE IT RESOLVED, that Glenn Skarzynski is hereby appointed Public Agency Compliance Officer (**P.A.C.O.**), in accordance with the State Division of Contract Compliance & Equal Employment Opportunity in Public Contracts, for a term expiring on December 31, 2026.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-19
(Borough Attorney)

WHEREAS, the Governing Body of the Borough of Sayreville are knowledgeable that the Borough requires the services of an Attorney to advise the Mayor and Council on any and all legal matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for the appointment of a **Borough Attorney**; and

WHEREAS, funds are available for this purpose; and

WHEREAS, in accordance with the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and other various Professional Services; and

WHEREAS, said RFP's were received in the Office of the Municipal Clerk on December 4, 2024 at 12 Noon; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wished to award this contract in accordance with the "Fair and Open Process" which has included public solicitation of qualifications for **BOROUGH ATTORNEY - GENERAL MATTERS**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A: 11-1, et seq.) requires that the resolution authorizing the appointment of the Borough Attorney as required by

the Borough for “professional services” without competitive bids must be publicly advertised;

BE IT AND IT IS HEREBY RESOLVED THAT by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That the firm **DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum** is hereby appointed as **Borough Attorney – General Matters** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Borough Attorney** shall be in compliance with the Laws of New Jersey.
3. This appointment is made without competitive bidding as a “professional service” under the provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized profession licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten days from the date of adoption.

BE IT FURTHER RESOLVED that the Borough Attorney is directed to prepare a written employment contract to be executed by the **Borough Attorney** and the Borough, which shall include the following:

The monthly rate to be charged for the work assigned; What the retainer fee covers; A provision that a “not to exceed amount” be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward a true copy of this resolution to **DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum**.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-20
(Borough Engineer)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter “Borough”) has determined a need to contract the services of a **Borough Engineer**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of a **Borough Engineer**; and

WHEREAS, in accordance the “Fair and Open Process” the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a **Borough Engineer** and other professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the “fair and open process” which has included public solicitation of qualifications for **Borough Engineer**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of a Borough Engineer as required by the Borough for “Professional Services”.

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

1. That **Dave J. Samuel, P.E.** of the firm **CME Associates** is hereby appointed as **Borough Engineer** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Borough Engineer** shall be in compliance with the Laws of New Jersey.
3. These appointments are made without competitive bidding as a “professional service” under the provisions of the Local Public Contracts Law because these services are to be performed are to be performed by a recognized profession licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that the David J. Samuel, P.E. of CME Associates is hereby directed to prepare a written employment contract to be executed by the **Borough Engineer** and the Borough which shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other worked performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of the within Resolution shall be forwarded to the Borough Engineer and CFO.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-21
(Labor Counsel)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter “Borough”) has determined a need to contract the services of a **Labor Counsel**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of a **Labor Counsel**; and

WHEREAS, in accordance the “Fair and Open Process” the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a various professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the “fair and open process” which has included public solicitation of qualifications for **Labor Counsel**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of a Labor Counsel as required by the Borough for “Professional Services”.

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

1. That the firm of Rothstein, Mandell, Strohm, Halm & Cipriani, P.A. is hereby appointed as **Labor Counsel** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Labor Counsel** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a “professional service” under the provisions of the Local Public Contracts Law because these services are to be performed by a recognized profession licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that Rothstein, Mandell, Strohm, Halm & Cipriani, P.A. is directed to prepare a written employment contract to be executed by both parties and shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other work performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Labor Counsel, the Borough of Sayreville Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-22
(Auditor)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter "Borough") has determined a need to contract the services of a **Borough Auditor**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of a **Borough Auditor**; and

WHEREAS, in accordance the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a various professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Borough Auditor**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of a Labor Counsel as required by the Borough for "Professional Services".

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

1. That the firm of **Supplee, Clooney & Company** is hereby appointed as **Borough Auditor** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Borough Auditor** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because these services are to be performed by a recognized professional licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that **Supplee, Clooney & Company** is hereby directed to prepare a written employment contract to be executed by both parties and shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other work performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Borough Auditor, the Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

/s/ Jessica Morelos, RMC
Municipal Clerk

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-23
(Bond Counsel)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter "Borough") has determined a need to contract the services of a **Bond Counsel**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of a **Bond Counsel**; and

WHEREAS, in accordance the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a various professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Bond Counsel**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of a **Bond Counsel** as required by the Borough for "Professional Services".

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

1. That the firm of **Archer & Greiner, PC** is hereby appointed as **Bond Counsel** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Bond Counsel** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because these services are to be performed by a recognized professional licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that the **Bond Counsel** is directed to prepare a written employment contract to be executed by both parties which shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other work performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Bond Counsel, the Borough Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-24
(Financial Advisor)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter "Borough") has determined a need to contract the services of a **Financial Advisor**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of a **Financial Advisor**; and

WHEREAS, in accordance the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a various professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Financial Advisor**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of a **Financial Advisor** as required by the Borough for "Professional Services".

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

1. That the firm of **NW Financial Group, LLC** is hereby appointed as **Financial Advisor** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **Financial Advisor** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because these services are to be performed by a recognized professional, licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that the **Financial Advisor** is directed to prepare a written employment contract to be executed by both parties which shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other work performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Financial Advisor, the Borough Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman

(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-25
(Accounting Services)

WHEREAS, the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey (hereinafter "Borough") has determined a need to contract the services of an **Accounting Firm**; and

WHEREAS, the Laws of the State of New Jersey Provide for the appointment of an **Accounting Firm**; and

WHEREAS, in accordance the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for a various professional services; and

WHEREAS, said Request for Professional Services were received in the Office of the Municipal Clerk no later than 12 Noon on December 6, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for an **Accounting Firm**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing the appointment of an **Accounting Firm** as required by the Borough for "Professional Services".

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

1. That the firm of **PKF O'Connor Davies** is hereby appointed as an **Accounting Firm** for the Borough of Sayreville for a term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.

2. That the services to be rendered by the said **Accounting Firm** shall be in compliance with the Laws of the State of New Jersey.

3. This appointment is made without competitive bidding as a "professional service" under the provisions of the Local Public Contracts Law because these services are to be performed by a recognized professional, licensed and regulated by law.

4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be advertised as required by law within ten (10) days from the date adoption.

BE IT FURTHER RESOLVED that the **Accounting Firm** is directed to prepare a written employment contract to be executed by both parties which shall include the following:

- The flat monthly rate described in the proposal.
- What the fee covers.
- The amount to be charged for all other work performed with a not to exceed figure.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Accounting Firm, the Borough Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-26

BE IT RESOLVED that the following person is hereby appointed to the following position in the following department:

NAME OF APPOINTEE: Robert Scott LaMountain & John Krenzel
POSITION: Municipal Prosecutor – 1 Year Term
DEPARTMENT: Municipal Court
EFFECTIVE DATE: January 1, 2026

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted there under fixing the compensation to be paid municipal employees.

/s/ Herve Blemur, Councilman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-27

BE IT RESOLVED that the following person is hereby appointed to the following position in the following department:

NAME OF APPOINTEE: Roselli & Roselli, Esq.
POSITION: Public Defender – 1 Year Term
DEPARTMENT: Municipal Court
EFFECTIVE DATE: January 1, 2026

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted there under fixing the compensation to be paid municipal employees.

/s/ Herve Blemur, Councilman
(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/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Kennedy O'Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-28

BE IT RESOLVED that the following person is hereby appointed to the following position in the following department:

NAME OF APPOINTEE: James Weber

POSITION: Municipal Judge – 3 Year Term
DEPARTMENT: Municipal Court

EFFECTIVE DATE: January 1, 2026

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted there under fixing the compensation to be paid municipal employees.

/s/ Herve Blemur, Councilman
(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/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Kennedy O'Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-29
(Special Counsel-Tax Matters)

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of a **Special Tax Counsel** to advise the Mayor and Council on various property tax matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, in accordance with the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and various other Professional Services; and

WHEREAS, said RFP's were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the “fair and open process” which has included public solicitation of qualifications for **Special Tax Counsel**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires a resolution authorizing such appointment as “Professional Services”.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That **Nolan & Lange** are hereby appointed as **Special Tax Counsel for property tax matters** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.

2. That the services to be rendered by the said **Nolan & Lange** shall be in compliance with the Laws of New Jersey.

3. This appointment is made without competitive bidding as a “professional service” under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized professional licensed and regulated by law.

4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten (10) days from the date of adoption.

BE IT FURTHER RESOLVED that the **Special Tax Counsel** is directed to prepare a written employment contract to be executed by both parties which shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers
- A provision that a “not to exceed” amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution to **Nolan & Lange**.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-30
SPECIAL COUNSEL – RENT LEVELING BOARD MATTERS

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of a **Special Counsel for Rent Leveling Board Matters** to advise Board and the Mayor and Council on various issues pertaining to the Rent Leveling Board; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, in accordance with the “Fair and Open Process” the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and various other Professional Services; and

WHEREAS, said RFP’s were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the “fair and open process” which has included public solicitation of qualifications for **Special Counsel – Rent Leveling Board Matters**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) requires a resolution authorizing such appointment as “Professional Services”.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That the firm of **Nolan & Lange** is hereby appointed as **Special Counsel – Rent Leveling Board Matters** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by **Nolan & Lange** shall be in compliance with the Laws of New Jersey.
3. This appointment is made without competitive bidding as a “professional service” under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized professional, licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten (10) days from the date of adoption.

BE IT FURTHER RESOLVED that said **Special Counsel covering Rent Leveling Board Matters** is directed to prepare a written employment contract to be executed by the Special Counsel and the Borough which shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers
- A provision that a “not to exceed” amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution the firm of **Nolan & Lange**, the Borough Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-31
Municipal Planner

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of a **Municipal Planner** to advise the Mayor and Council on various matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, in accordance with the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and various other Professional Services; and

WHEREAS, said RFP's were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Municipal Planner**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) requires a resolution authorizing such appointment as "Professional Services".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That **Acuity Consulting Services** is hereby appointed as **Municipal Planner** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.

2. That the services to be rendered by **Acuity Consulting Services** shall all be in compliance with the Laws of New Jersey.

3. This appointment is made without competitive bidding as a "professional service" under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized professional, licensed and regulated by law.

4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten (10) days from the date of adoption.

BE IT FURTHER RESOLVED that **Acuity Consulting Services** is hereby directed to directed to prepare a written employment contract to be executed by both parties and shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers
- A provision that a "not to exceed" amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution to **Acuity Consulting Services** the Borough Business Administrator and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-32
Special Council – COAH Matters

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of a **Special Counsel – COAH Matters** to advise the Mayor and Council on various matters pertaining to the Borough; and

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough requires the services of a Special Counsel for the purpose of reviewing and/or representing the Borough of Sayreville with respect to its Affordable Housing and COAH Obligations, litigation and appeal process; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A: 11-1, et seq.) requires that the resolution authorizing the appointment of a Special Counsel as required by the Borough for “professional services” without competitive bidding must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. The firm **DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C.** is hereby appointed as **Special Counsel-COAH obligations, litigation and appeal process for the** Borough for the term of one year terminating on December 31, 2026.
2. That the services to be rendered by said **DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C.** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a “professional service” under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized profession licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten days from the date of adoption.

BE IT FURTHER RESOLVED that said **Special Counsel covering COAH Matters** is directed to prepare a written employment contract to be executed by both parties and shall include the following:

- o Hourly Rate to be charged for the work assigned
- o What the retainer fee covers
- o A provision that a “not to exceed” amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution the firm of **DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C.** the Borough Business Administrator and the C.F.O.

/s/ John Zebrowski, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-33
Special Counsel – Other Matters

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of a **Special Counsel – Other Matters** to advise the Mayor and Council on various matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, in accordance with the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and various other Professional Services; and

WHEREAS, said RFP's were received in the Office of the Municipal Clerk no later than 12 Noon on December 4, 2024; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Special Counsel – Other Matters**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) requires a resolution authorizing such appointment as "Professional Services".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That the firm of **Hibinski Law, LLC** is hereby appointed as **Special Counsel – Other Matters** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.

2. That the services to be rendered by the said **Hibinski Law, LLC** shall be in compliance with the Laws of New Jersey.

3. These appointments are made without competitive bidding as a "professional service" under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized professional, licensed and regulated by law.

4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten (10) days from the date of adoption.

BE IT FURTHER RESOLVED that said **Special Counsel covering Other Matters** is directed to prepare a written employment contract to be executed by both parties and shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers

- A provision that a “not to exceed” amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution the firm of Hibinski Law, LLC, Jordan Rickards, Esq. and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-34
(Affordable Housing Administrative & Planning Services)

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of an **Affordable Housing Administrative & Planning Services** to advise the Mayor and Council on various matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, the Local Public Contacts Law (N.J.S.A. 40A: 11-1, et seq.) requires that the resolution authorizing the appointment of a Special Counsel as required by the Borough for “professional services” without competitive bidding must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. The firm **Acuity Consulting Services** is hereby appointed as **Affordable Housing Administrative & Planning Services** for the Borough for the term of one year terminating on December 31, 2026.
2. That the services to be rendered by said **Acuity Consulting Services** shall be in compliance with the Laws of the State of New Jersey.
3. This appointment is made without competitive bidding as a “professional service” under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized profession licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten days from the date of adoption.

BE IT FURTHER RESOLVED that said **Affordable Housing Administrative & Planning Services** is directed to prepare a written employment contract to be executed by both parties and shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers
- A provision that a “not to exceed” amount be set for each project

assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution the firm of **Acuity Consulting Services** the Borough Business Administrator and the C.F.O.

/s/ John Zebrowski, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-35
Municipal Architect

WHEREAS, the Mayor and Council of the Borough of Sayreville are knowledgeable that the Borough may require the services of an **Architect** to advise the Mayor and Council on various Architectural matters pertaining to the Borough; and

WHEREAS, the Laws of New Jersey provide for such services; and

WHEREAS, funds are available for this purpose;

WHEREAS, in accordance with the "Fair and Open Process" the Borough of Sayreville publicly advertised for a Request for Proposals and Qualifications for this and various other Professional Services; and

WHEREAS, said RFP's were received in the Office of the Municipal Clerk no later than 12 Noon on December 3, 2025; and

WHEREAS, the Mayor and Council of the Borough of Sayreville wishes to award this contract in accordance with the "fair and open process" which has included public solicitation of qualifications for **Architectural Matters**; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq) requires a resolution authorizing such appointment as "Professional Services".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex as follows:

1. That the firm of **USA Architects** is hereby appointed as the **Municipal Architect** for the term of one year, commencing on January 1, 2026 and terminating on December 31, 2026.
2. That the services to be rendered by the said **USA Architects** all be in compliance with the Laws of New Jersey.
3. This appointment is made without competitive bidding as a "professional service" under provisions of the Local Public Contracts Law because the services to be performed are to be performed by a recognized professional, licensed and regulated by law.
4. A copy of this resolution, certified to be a true copy by the Borough Clerk shall be published as required by law within ten (10) days from the date of adoption.

BE IT FURTHER RESOLVED that said **USA Architects**, is directed to prepare a written employment contract to be executed by the **Municipal Architect** and the Borough which shall include the following:

- Hourly Rate to be charged for the work assigned
- What the retainer fee covers
- A provision that a "not to exceed" amount be set for each project assigned pursuant to the terms of the contract to be executed by both parties; and

BE IT FURTHER RESOLVED that the Borough Clerk be and she is hereby authorized to forward to true copy of this resolution to USA Architects and the C.F.O.

/s/ Mary J. Novak, Councilwoman
(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.

ATTEST: /s/ Joseph Sordillo, Borough Attorney
BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk /s/ Kennedy O'Brien, Mayor
Mayor

• **PUBLIC PORTION**

At this time Mayor O'Brien opened the meeting for questions or comments from the Public.

There were no comments.

Councilwoman Novak moved the public portion be closed. Seconded by Councilman Blemur.

Roll Call: Voice Vote, all Ayes.

Closing prayer by Deacon Andrzej Ozga, St. Stanislaus Kostka R.C. Church.

• **ADJOURNMENT**

No further business Councilwoman Novak moved to adjourn. Seconded by Councilman Colaci.

Roll Call: Voice Vote, all Ayes.

Time 1:57 P.M

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____