

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**

- |   |  |
|---|--|
| <b><u>ADMINISTRATIVE &amp; FINANCE:</u></b> | 1) Co. Novak<br>2) Co. Zebrowski<br>3) Co. Rios    |
| <b><u>PLANNING &amp; ZONING:</u></b>        | 1) Co. Zebrowski<br>2) Co. Colaci<br>3) Co. Blemur |
| <b><u>PUBLIC SAFETY:</u></b>                | 1) Co. Blemur<br>2) Co. Rios<br>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
- 1<sup>st</sup> Ass't. Chief: Alfred Gawron, III
- 2<sup>nd</sup> Ass't Chief: Tyler Carlock

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

- President: Dexter Thomas
- Captain: Roshan Mohankrishnan
- 1<sup>st</sup>. Lt.: Adhya Gummadi
- 2<sup>nd</sup> 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 19<sup>th</sup> 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 Gold 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  
Suplee, 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.

- ## 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.

- 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.

- 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.

- 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
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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
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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 Pharmetics
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:

<b><u>IIF</u></b>	
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:

<b><u>EQUAL OPP. HOUSING OFFICER</u></b>
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.



/s/ Mary J. Novak, Councilwoman  
(Admin. & Finance Committee)

/s/ Joseph Sordillo, Borough Attorney

**BOROUGH OF SAYREVILLE**

/s/ Kennedy O'Brien, Mayor  
Mayor

**2026**

## **I. Purpose**

## **II. Authority**

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

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

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:

- X Bonds or other obligations of the United States guaranteed by the United States government.
- X Government money market mutual funds.
- X 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.
- X 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.
- X 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.
- X Local government investment pools.
- X Deposits with the State of New Jersey Cash Management Fund.
- X Certificates of Deposit
- X Overnight Sweep Accounts
- X 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                      /s/ Kennedy O’Brien, Mayor  
Municipal Clerk                              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                      /s/ Kennedy O’Brien, Mayor  
Municipal Clerk                              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 COMMISSSION	
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/ 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 cancelation 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



**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 4<sup>th</sup> 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

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

**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 worked 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 **Suplee, 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 **Suplee, 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 worked 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:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC  
Municipal Clerk

/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 worked 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:**

**BOROUGH OF SAYREVILLE**

/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 worked 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 worked 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**

<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O’Brien, Mayor</u> Mayor
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**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**

<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O’Brien, Mayor</u> Mayor
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**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

**BOROUGH OF SAYREVILLE**

/s/ Kennedy O'Brien, Mayor  
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

**BOROUGH OF SAYREVILLE**

/s/ Kennedy O'Brien, Mayor  
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 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 **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:

- 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 **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:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

**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

- 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: \_\_\_\_\_