



The Borough of Sayreville

REGULAR/AGENDA MEETING

January 29, 2026

1. CALL TO ORDER

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

- ✂ December 8, 2025 - Regular/Agenda & Executive Sessions
- ✂ January 1, 2026 - Reorganization Meeting

3. PROCLAMATION & PRESENTATIONS:

- Status update on Old Firehouse by the architect
- Proclamation: Muslim American Heritage Month

4. EXECUTIVE SESSION:

5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:
- b) Appointments

6. NEW BUSINESS:

- a) Introduction of the following ordinances:

ORDINANCE #01-26

**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #03-24
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027**

(Admin. & Finance Committee- Co. Novak – Public Hearing 2-9-26)

ORDINANCE #02-26

**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #02-24
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2025-2027**

(Admin. & Finance Committee- Co. Novak – Public Hearing 2-9-26)

ORDINANCE #03-26

**AN ORDINANCE ADOPTING AN AMENDED HERCULES REDEVELOPMENT PLAN II
FOR THE FORMER SUNSHINE BISCUIT SITE, SPECIFICALLY THE PROPERTIES
IDENTIFIED AS BLOCK 53.02, LOT 8; BLOCK 54.01, LOTS 1.01, 1.02 AND 7; AND BLOCK
14, LOT 1 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SAYREVILLE, IN
ACCORDANCE WITH N.J.S.A. 40A:12A-7**

(Planning & Zoning Committee- Co. Zebrowski – Public Hearing 2-23-26)

ORDINANCE #04-26

**ORDINANCE ESTABLISHING THE BOROUGH CULTURAL ARTS COUNCIL
IN COLLABORATION WITH THE RECREATION
ADVISORY BOARD AND AMENDING THE TERMS OF
THE RECREATION ADVISORY BOARD**

(Recreation Committee- Co. Colaci – Public Hearing 2-9-26)

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- 2026-36 Resolution approving bills for payment.
- 2026-37 Authorizing the acceptance of a Department of Environmental Protection Green Acres Grant for the Bailey Park Completely Inclusive Playground in the amount of \$750,000.00.



The Borough of Sayreville

REGULAR/AGENDA MEETING

January 29, 2026

- 2026-38 Authorizing the acceptance of a Department of Environmental Protection Green Acres Grant for Bailey Park Improvements in the amount of \$975,000.00.
- 2026-39 Authorizing the execution of a two-year agreement with GreenChip Recycling, Inc. for the cost-free collection and disposal of E-Waste.
- 2026-40 Budget Transfer Resolution.
- 2026-41 Awarding an emergency contract for repairs to the Borough Hall Elevator to NY/NJ Elevator Co., of NY, NY in an amount not to exceed \$63,575.00.
- 2026-42 Resolution designating the properties identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, and 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 and 1.03; and Block 251, Lots 1.01, 2.01 and 2.02 as areas in need of non-condemnation redevelopment and rehabilitation pursuant to the Local Redevelopment and Housing Law, and authorizing the Sayreville Economic and Redevelopment Agency to prepare a Redevelopment Plan.

8. CORRESPONDENCE:

- A. Departmental Reports for November and December, 2025.
- B. Minutes from Boards/Commissions:
1. Rent Leveling Board – December 9, 2025 and January 13, 2026.
 2. Board of Health – November 6, 2025 and December 4, 2025.
 3. Human Relations Commission – November 19, 2025 and December 16, 2025.
 4. Cultural Arts Council – November 5, 2025.
 5. Open Space Committee – December 17, 2025.
- C. Planning Board Resolution which was memorialized on January 7, 2026:
1. SSA Urban Renewal Associates Amended Site Plan – Bass Pro Shop Signage, Block 257.02, Lots 7 & 7.02.
 2. SSA Urban Renewal Associates Amended Site Plan – Phase I Gateway Services – Panera/Starbucks.
- D. Notice of Public Hearing:
1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on February 25, 2026 at 7:30pm for a proposed addition located at 205 Johnson's Lane.
 2. Notice of Public Hearing to be held before the Township of Old Bridge Council on February 3, 2026 for: Ordinance adopting the "Englishtown-Raceway Park Redevelopment Plan" and amending the Township Zoning Map; Ordinance amending Chapter 250 of the code of the Township of Old Bridge entitled "Old Bridge Land Development Ordinance by amending 250-50 entitled "Accessory Buildings and Structures"; and Ordinance amending Chapter 250 of the code of the Township of Old Bridge entitled "Old Bridge Land Development Ordinance" by amending 250-49 entitled "Application of Yard Regulations".

9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**
- **PUBLIC SAFETY – Councilman Blemur**
- **PUBLIC WORKS – Councilman Rios**
- **RECREATION – Councilman Colaci**



The Borough of Sayreville

REGULAR/AGENDA MEETING

January 29, 2026

- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
- **PLANNING & ZONING – Council President Zebrowski**
- **MAYOR – Kennedy O'Brien**

10. GENERAL DISCUSSION AGENDA ITEMS

- Admin. & Finance

- 1) Authorization for the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for the following:
 - a) 41 Calliope Rd., Block 136.06, Lot 2 in the amount of \$1,733.07.
 - b) 34 Willow St., Block 534, Lots 9 & 10 in the amount of \$2,747.13.
 - c) 48 Merritt Ave., Block 434, Lot 28 in the amount of \$5,785.01.
 - d) 2 Nottingham Dr., Block 332.02, Lots 9 & 10 in the amount of \$2,829.70.
 - e) 65 Laurel St., Block 287, Lots 63-68 in the amount of \$4,343.04.

- Resolution Needed
- 2) Authorization to award a non-fair and open contract for “Communication Services” to Jaffe Communications, Inc. of Cranford, NJ for Social Media Consultant Services in an amount not to exceed \$40,000.00.

- Resolution Needed
- 3) Authorization to accept and adopt the Central Jersey Joint Insurance Fund’s 2026 Safety Incentive Program.

- Resolution Needed
- 4) Authorization to affirm the Borough’s Civil Rights policy as required by CJIF for the Safety Incentive Program.

- Resolution Needed
- 5) Authorization to purchase office furniture for the Finance Office from Paramount Facility Management Solutions of Branchburg, NJ through NJ State Contract #25-COMG-94126 and NJ State Contract #25-COMG-94171 in an amount not to exceed \$32,862.27.

- Approve/Deny
- 6) Authorization to purchase carpet for the Finance Office from LBJ Interior Solutions, LLC of Eatontown, NJ through ESCNJ Contract #23/24-14 in an amount of \$30,436.35.

- Approve/Deny
- 7) Authorization to award a contract for “Grant Writing Consultant” to BRS, Inc. of Medford Lakes, NJ in an amount not to exceed \$50,000.00.

- Resolution Needed
- 8) Discussion on amendment to Wrecker Towing Fees.

- Ordinance Needed
- 9) Authorization for the Tax Collector to cancel all subsequently billed taxes due to 100% Tax Exemption for the exemption of land for Sayreville Housing for Seniors Corp.

- Resolution Needed

- Planning & Zoning

- Public Safety

- 1) Authorization for the Borough Clerk to advertise for the receipt of sealed bids for abandoned and unclaimed Motor Vehicles, in accordance with N.J.S.A. 39:10A-1.

- Resolution Needed
- 2) Request to travel received from the following:
 - a) Morgan Hose & Chemical Co. 1 to attend NJ Volunteer Chiefs meeting on February 8, 2026 in Holmdel, June 14, 2026 in Matawan, October 11, 2026 in Secaucus and December 13, 2026 in Piscataway.

- Approve/Deny



The Borough of Sayreville

REGULAR/AGENDA MEETING

January 29, 2026

- 3) Authorization to purchase one (1) Pierce Model 23 P-104-a Saber Pumper-1022 Fire Truck from Fire & Safety Services of South Plainfield, NJ in an amount not to exceed \$1,009,334.92. - Resolution Needed
- 4) Authorization to purchase extrication equipment for the Fire Department through a non-fair and open process from Tasc Fire of Brick, NJ in an amount not to exceed \$32,116.00. - Approve/Deny
- 5) Authorization to purchase two (2) 2025 Ford Utility Interceptor Vehicles for the Police Dept. from Winner Ford of Cherry Hill, NJ through NJ State Contract #20-FLEET-01189 in an amount not to exceed \$86,486.00. - Resolution Needed
- 6) Authorization to purchase one (1) 2026 Ford F250 Pickup Truck for the Police Dept. from Winner Ford of Cherry Hill, NJ through NJ State Contract #24-FLEET-103120 in an amount not to exceed \$62,584.00. - Resolution Needed
- 7) Authorization to purchase equipment for new police vehicles from Elite Vehicle Solutions of Wall, NJ through NJ State Contract #17-FLEET-00749 in an amount not to exceed \$271,055.62. - Resolution Needed
- 8) Coin toss request for the corner of Washington & Ernston Road received from the following:
 - a) Sayreville Junior Bombers Football on July 11th & 12th.
 - b) Sayreville Junior Bombers Cheer on August 8th & 9th.

- Public Works

- 1) Request received to have the Skatepark dedicated to and named for Troy Jankowski. - Approve/Deny
- 2) Authorization to award a contract to GPC, Inc. of Millburn, NJ to patch and paint the stairwells, hand rails and door frames at Borough Hall through Monmouth-Ocean County Co-op (MOESC) Contract #25-03 in an amount not to exceed \$17,493.45. - Approve/Deny
- 3) Authorization to purchase roll-off containers through a non-fair and open process from Conshohocken Steel Products of Ambler, PA in an amount not to exceed \$17,910.00. - Approve/Deny
- 4) Authorization to purchase one (1) Legacy Series Brine maker from Cliffside Body Corp. of Fairview, NJ through Sourcewell Contract #062117-TTC in an amount not to exceed \$30,285.09. - Approve/Deny
- 5) Authorization to purchase playground equipment for the Major Drive Playground from MRC Gametime through ESCNJ Contract #24-25-01, State Contract #16-FLEET-00121 and State Contract #16-FLEET-00131 in an amount not to exceed \$61,976.70. - Resolution Needed
- 6) Authorization to award a contract to B&W Construction for the milling, paving and striping of the MacArthur Avenue Lot (across from St. Stan's), Pickleball Court Lot and connector road behind Borough Hall in an amount not to exceed \$158,505.00. - Resolution Needed
- 7) Authorization to purchase one (1) 2026 F600 Chassis 4x4 Truck for the Road Dept. from Route 23 Automall of Butler, NJ in an amount not to exceed \$88,755.00. - Resolution Needed



The Borough of Sayreville

REGULAR/AGENDA MEETING

January 29, 2026

- 8) Authorization to purchase brine tanks 5500 DW with valves and fittings from Reed Systems through the Bergen County Co-op Bid 24-06 in an amount not to exceed \$38,093.95. - Approve/Deny
- 9) Authorization for the QPA to advertise for the receipt of bids for HVAC and Boiler Equipment Maintenance, Repair and Replacement. - Resolution Needed
- 10) Authorization to scrap vehicles which are no longer needed for public use and are no longer of value to the Borough which are not cost-effective to maintain. - Resolution Need

- Recreation

- 1) Discussion on Human Relations Commission ordinance. - Ordinance Needed
- 2) Authorization to award a contract to build one (1) 40'W x 60'L x 16'4"H Pole Barn at the Active Adult Center to Dutchman Contracting, LLC of Reinholds, PA in an amount not to exceed \$143,378.00. - Resolution Needed
- 3) Authorization to award a contract for lighting at the Sayreville Little League Field to Musco Sports Lighting, LLC of Oskaloosa, IA through ESCNJ Contract #24/25-06 in an amount not to exceed \$279,885.00. - Resolution Needed

- Water & Sewer/Environmental

- 1) Authorization to purchase one (1) Peterbilt Dump Truck for the Water Department from Mid-Atlantic Waste Systems of Easton, MD through Sourcewell Contract #010825-WQI in an amount not to exceed \$286,030.00. - Resolution Needed

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Joseph Kabara from Laborer 1 to Laborer 2 in the Public Works Dept., retroactive to July 1, 2025. - Approve/Deny
- 2) Authorization to promote John Smith from Laborer 1 to Laborer 2 in the Public Works Dept., retroactive to November 1, 2025. - Approve/Deny
- 3) Authorization to hire Andrew Foster as a Full Time Dispatcher in the Police Department, effective February 1, 2026. - Approve/Deny

➤ **C.F.O. – Danielle Maiorana**

- 1) Budget Transfer Resolution. - Resolution Needed
- 2) Authorization to release escrow for C&W Infinity, LLC in the amount of \$1,203.00. - Resolution Needed

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Borough Hall Annex Environmental Remediation – Closeout of Contract (Report Attached). - Resolution Needed

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

11. PUBLIC PORTION Mayor will open to public – ***5 Minute Limitation.**

12. ADJOURNMENT

*****DISCLAIMER** All meetings of the Mayor and Council are subject to additions, deletions and amendments.***