



The Borough of Sayreville

REGULAR/AGENDA MEETING

February 23, 2026

1. CALL TO ORDER

- Short Prayer
- Salute to Flag
- Statement of Publication
- Roll Call

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

(Motion to approve, subject to correction if necessary)

February 9, 2026 - Regular/Agenda Session

3. PROCLAMATION & PRESENTATIONS:

-GoNetSpeed Presentation

4. EXECUTIVE SESSION:

-Attorney-client privilege - Litigation - Masjid Sadar litigation

5. OLD BUSINESS:

- Resolution received from the Sayreville Planning Board following a meeting held on February 18, 2026, approving the following Ordinance and referring it back to the Borough Council:
 - #03-26 Amending Hercules Redevelopment Plan II

- Public Hearing on the following Ordinances:

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 #05-26

AN ORDINANCE AMENDING CHAPTER II, "ADMINISTRATION", SUBSECTION 2-41, "HUMAN RELATIONS COMMISSION" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF SAYREVILLE

(Recreation Committee- Co. Colaci - Public Hearing 2-23-26)

ORDINANCE # 06-26

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE RATES
FOR TOWING AND STORAGE SERVICE**

(Admin. & Finance Committee- Co. Novak - Public Hearing 2-23-26)

- Appointments

6. NEW BUSINESS:

- Introduction of the following ordinances:

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- | | |
|---------|--|
| 2026-76 | Resolution approving bills for payment. |
| 2026-77 | Authorizing the award of a contract to Tactical Public Safety through NJ State Contract #T0109 for 2026 Radio System Maintenance in an amount not to exceed \$72,318.25. |
| 2026-78 | Budget Transfer Resolution. |



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- 2026-79 Authorizing the submission of a Recycling Enhancement Grant application to the Middlesex County Division of Solid Waste Management.
- 2026-80 Rescinding Resolution #2026-54 authorizing the Borough to advertise for the receipt of bids of abandoned vehicles.
- 2026-81 Authorizing 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.

8. CORRESPONDENCE:

- A. Departmental Reports for January, 2026.
- B. Minutes from Boards/Commissions:
1. Human Relations Commission – January 13, 2026.
 2. Rent Leveling Board – February 10, 2026.
 3. Planning Board – January 21, 2026.
- C. Notice of Public Hearing:
1. Notice of Public Hearing to be held before the Township of East Brunswick Council on March 9, 2026 at 7:30pm for: Ordinance #26-04 amending Chapter 228, Article I “Zoning”, Section 228-3 to comply with the Fair Housing Act; Ordinance #26-05 amending Chapter 228, “Zoning”, to add Article XXV-D, “Regulations for the MSMXD Main Street Midex Use Planned Development District” to comply with the Fair Housing Act; Ordinance #26-06 Amending Chapter 228, “Zoning” to add Article XXV-F, “Regulations for the Townhouse Residential Affordable Housing TH/AH District” to comply with the Fair Housing Act; Ordinance #26-07 amending Chapter 228, “Zoning” to add Article XXV-G, “Regulations for the Townhouse Inclusionary Residential TH-3 District” to comply with the Fair Housing Act; Ordinance #26-08 amending Chapter 132, Article VIII “Affordable Housing Ordinance”; Ordinance #26-09 Replacing Chapter 132, Article V “Provisions Applicable to Both Boards”, Section 132.32.1 “Mandatory Development Fees” with Section 132.32.1 “Development Fees.”
 2. Notice of Public Hearing to be held before the Township of East Brunswick Planning Board on February 25, 2026 at 7:00pm for the adoption of the Township’s Fourth Round Housing Element and Fair Share Plan.
- D. Retirement/Resignations received from the following:
1. Joyce Major from Shade Tree Commission, Recreation Advisory Board, Rent Leveling Board, Community Garden Committee effective immediately.

9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**
- **PUBLIC SAFETY – Councilman Blemur**
- **PUBLIC WORKS – Councilman Rios**
- **RECREATION – Councilman Colaci**
- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
- **PLANNING & ZONING – Council President Zebrowski**
- **MAYOR – Kennedy O’Brien**

10. GENERAL DISCUSSION AGENDA ITEMS

- Admin. & Finance



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- Planning & Zoning

- Public Safety

- 1) Request to travel received from the following:
 - a) Morgan Hose & Chemical Co. 1 to South Amboy's St. Patrick's Day Parade on March 15, 2026 from 12 noon-4pm. - Approve/Deny

- Public Works

- 1) Authorization to award a non-fair & open contract to R&J Garage Doors of South Amboy, NJ to replace the garage doors at Sayreville Engine Co. No. 1 in an amount not to exceed \$35,100.00. - Approve/Deny
- 2) Approving Change Order No. 1 for Musco Sports Lighting for the Sayreville Little League in the amount of \$28,952.00. - Approve/Deny

- Recreation

- 1) Request to waive fees from Ordinance #37-25 (Special Event) received from Shri Dwarkadhis Temple. - Approve/Deny

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Darren Gorczyca and Pete Margl from Laborer 1 to Sewer Repairer 1 in Water & Sewer Department, effective March 1, 2026. - Approve/Deny

➤ **C.F.O. – Danielle Maiorana**

- 1) Budget Transfer Resolution. - Resolution Needed

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) 2026 Well Maintenance and Redevelopment Project – Preparation of Plans and Specifications (Verbal Report). - 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.***