

Mayor O'Brien opened the Regular/Agenda Meeting at 7:00 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this March 23, 2026 Regular/Agenda Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Blemur, Colaci, Novak, Rios, Synarski, Zebrowski(via zoom)

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

- **APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

Council President Zebrowski moved the following minutes be approved, subject to correction if necessary:

☞ March 9, 2026 - Regular/Agenda & Executive Sessions

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**

- **OLD BUSINESS:**

a) Public Hearing on the following Ordinances:

Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #07-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #07-26.

There were no comments

Councilman Colaci moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.

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

ORDINANCE #07-26

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ESTABLISHING A HANDICAPPED
PARKING SPACE ON SOUTH EDWARD STREET**

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 7-31.4 entitled “Handicap Parking Spaces” of Section 7-31 entitled “Parking Regulations” of Part I entitled “On-Street Traffic Regulations” of Chapter VII entitled “Traffic” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER VII – TRAFFIC

PART I – ON-STREET TRAFFIC REGULATIONS

7-31 – PARKING REGULATIONS.

7-31.4 Handicap Parking Spaces.

a. No person shall park a vehicle at any time in any area designated as a handicap parking space on semi-public or private streets or parking areas for the use by persons, unless said person shall have been issued a special identification card by the Division of Motor Vehicles.

All stalls that are twelve (12') feet wide and signed with R7-8 (reserved parking signs) in the designated parking areas are reserved for persons who have been issued the Handicapped Parking permit by the Division of Motor vehicles.

- Lakeview Development
- Sayrebroke Towne Center
- Sayreville Plaza
- Torplaza 35
- Winding Wood Development

b. Pursuant to the authority granted in N.J.S.A. 39:4-197, the following locations are hereby designated as restricted parking spaces for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles. No other person shall be permitted to park in these spaces.

Name of Street
Direction Space Location

South Edward Street
West Side **1 Space In front of 22 South Edward Street, beginning at a point 4 feet North of the existing driveway apron, and extending a space of 15 feet north thereof. Parking Space to service 22 South Edward Street.**

SECTION TWO. Severability Clause.
If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.
All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.
Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails

to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: March 9, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Michael Colaci, Councilman
(Public Safety Committee)

ADOPTED ON SECOND READING

DATED: March 23, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Michael Colaci, Councilman
(Public Safety Committee)

APPROVAL BY THE MAYOR ON THIS 23rd DAY OF MARCH, 2026.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

Joseph Sordillo, Borough Attorney

- **NEW BUSINESS:**
 - a) Introduction of the following ordinances:

ORDINANCE #08-26

AN ORDINANCE OF THE BOROUGH OF SAYREVILLE UPDATING AND AMENDING THE BOROUGH'S AFFORDABLE HOUSING AND DEVELOPMENT FEE ORDINANCES PURSUANT TO THE AMENDED FAIR HOUSING ACT AND THE NEW UHAC REGULATIONS.

(Planning & Zoning Committee- Co. Zebrowski - Public Hearing 4-27-26)

Councilman Zebrowski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 27, 2026. Motion was seconded by Councilman Synarski.

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

- **CONSENT AGENDA RESOLUTIONS**
Mayor O'Brien opened the meeting for any comments on Consent Agenda Resolutions.

There were no comments.

Council President Zebrowski made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilwoman Novak.

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

RESOLUTION #2026-84

WHEREAS, all bills submitted to the Borough of Sayreville covering services, work, labor and material furnished the Borough of Sayreville have been duly audited by the appropriate committee;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that all bills are properly verified according to law and properly audited by the appropriate committees be and the same are hereby ordered to be paid by the appropriate Borough officials.

/s/ Kennedy O'Brien, Mayor

/s/ Herve Blemur, Councilman

/s/ Alberto Rios, Councilman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/s/ Mary J. Novak, Councilwoman

/s/ John Zebrowski, Councilman

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Joseph Sordillo, Borough Attorney

Bill list of March 23, 2026 in the amount of \$9,288,757.51 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-85
RESOLUTION SUPPORTING A DETOUR PLAN PROPOSED BY THE NEW JERSEY TURNPIKE AUTHORITY FOR IMPROVEMENTS TO GARDEN STATE PARKWAY DRAINAGE REPAIRS AT MILE POSTS 120.6 TO 123.6

WHEREAS, the New Jersey Turnpike Authority (NJTA) has contracted with Michael Baker International, Inc. (Michael Baker) to advance drainage repairs on NJTA's drainage infrastructure on the Garden State Parkway (Parkway) from milepost 120.6 to 123.6; and

WHEREAS, Traffic Control will be installed for the Contractor to gain access to the drainage infrastructure for repairs with some locations requiring a full-nightly detour of ramps to and from the Parkway. Michael Baker is coordinating with the necessary municipalities, counties and local agencies that are affected by each detour. Listed in the documents provided is the proposed ramp closure and detour anticipated to be required to perform the work activities in Contract No. P200.828 within the Borough of Sayreville and County of Middlesex New Jersey; and

WHEREAS, all proposed work under Contract No. P200.828 is scheduled between May 2026 and May 2027. At each location, one to two nights will allow the contractor reasonable time to complete the proposed work; and

WHEREAS, Traffic Safety has reviewed the proposed staging and detour and has had the opportunity to provide comments by September 25, 2025. Traffic Safety has reviewed all of the documents forwarded to the Borough and is requesting the Borough Council to approve the plan; and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey that the Detour Plan associated with the project entitled "Contract No. P200.828" is hereby approved.

/s/ Herve Blemur, Councilman
(Public Safety Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-86
DECLARE BLOCK 412.02, LOT 19 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM FEBRUARY 14, 2026

WHEREAS, the Tax Assessor, by way of a February 19, 2026 memorandum, has requested that the Borough Council cancel the taxes due from February 14, 2026 for the property known as Block 412.02, Lot 19 and declare said property tax exempt as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

- 1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from February 14, 2026 and cancel all subsequent taxes for Block 412.02 Lot 19.
- 2. That the Borough Council hereby declares Block 412.02, Lot 19 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/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

RESOLUTION #2026-87

RESOLUTION OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AND
STATE OF NEW JERSEY AUTHORIZING CANCELATION OF TAXES

WHEREAS, there appears on the tax records balances as listed below; and

WHEREAS, the Collector of Taxes recommends the cancelation of taxes due to reasons listed below.

NOW, THEREFORE, BE IT RESOLVED that the proper officers be and are hereby authorized and directed to cancel as hereafter listed below:

- REASONS:**
- 1. **100% Disabled Veteran**
 - 2. **Township Owned Property**
 - 3. **Veteran/Surviving Spouse of Veteran Deduction**
 - 4. **Senior Citizen/Disabled/Surviving Spouse Deduction**
 - 5. **Deleted Off 2025 Tax Duplicate**
 - 6. **Exempt-Home for Disabled Adults**

MARCH 23, 2026 REGULAR/AGENDA MEETING	
--	--

Block/Lot	Name	Amount	Year	Reason
98.03/1	Wallentine to the Borough of Sayreville (road widening)	29.77	2026	2

/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

RESOLUTION #2026-88

BE IT RESOLVED that the proper Borough Officials are hereby authorized to renew a non-fair and open contract to P.U.L.S.S.E. Services, Inc. for the provision of Licensed Social Worker Services and Counseling at the Sayreville Police Department in an amount not to exceed \$65,619.84.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$65,619.84 is available in Account No. G-02-03-160-110.

/s/ Herve Blemur, Councilman
(Public Safety Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

FUNDS CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-89

BE IT RESOLVED the proper Borough Officials are hereby authorized to Award a contract for Repairs to Wells #10 and #26 to A.C. Schultes of Woodbury Heights, NJ through North Jersey Wastewater Cooperative Pricing System Contract #B454-17 in an amount not to exceed \$131,399.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funding in the amount of \$131,399.00 is available in Account No. 6-01-55-130-375.

/s/ Stanley Synarski, Councilman
(Water & Sewer 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

FUNDS CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-90

WHEREAS, Sayreville Seaport Associates Urban Renewal, LP has posted Performance Bond covering the development; and

90% Performance Bond
\$1,205,401.00

WHEREAS, the Borough Engineer's Office has recently performed a site inspection and has indicated that the required work has been completed and has recommended that the Performance Bond be released, subject to the posting of a two (2) year 15% maintenance bond in the amount of \$180,810.15; and

NOW, THEREFORE, BE IT RESOLVED that the proper Borough Officials are hereby authorized and directed to release said bond in the amount so stated.

/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

RESOLUTION #2026-91

WHEREAS, on March 10, 2026 the Mayor and Council of the Borough of Sayreville received bids for the "Kennedy Park Walkway Improvements"; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$754,000.00 is available in Account No. G-02-03-538-100, C-04-55-026-210, C-04-55-028-110.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 23rd day of March, 2026 that:

MARCH 23, 2026 REGULAR/AGENDA MEETING	
--	--

Legal O/E		
5-01-20-155-169	50,000.00	
5-01-20-155-161	50,000.00	
	200,000.00	200,000.00

/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

CORRESPONDENCE:

- A. Departmental Reports for February, 2026.
- B. Minutes from Boards/Commissions:
 - 1. Human Relations Commission – February 10, 2026.
 - 2. Rent Leveling Board – March 10, 2026.
- C. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on March 25, 2026 at 7:30pm for a proposed single family residence located at 56 Forrest Avenue.
- D. Retirement/Resignations received from the following:
 - 1. Michael Bailey from Garage Services Supervisor effective December 31, 2026.
 - 2. Allen Hays III from Water Treatment effective July 1, 2026.

Councilwoman Novak made a motion to accept the correspondence. Seconded by Councilman Blemur.

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Novak**

- 1) Law requires the budget to be introduced by the next meeting. Committee will be meeting next week to discuss the budget.

Councilwoman Novak made a motion to increase Cultural Arts temporary budget to at least 50% of last year's budget. Seconded by Councilman Rios.

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

➤ **PUBLIC SAFETY – Councilman Blemur**

- 1) Commented on upcoming Fire Department training and recruitment.
- 2) Congratulated Chief Daniel Plumacker on graduating from FBI National Academy on March 18th.
- 3) Commented on the March 20th fatal accident on Bordentown Avenue and the March 13th house fire.

MARCH 23, 2026
REGULAR/AGENDA
MEETING

Councilman Herve made a motion authorizing the Business Administrator to meet with the Port Authority to discuss and develop a memorandum of understanding regarding the use of the Borough's gun range. Seconded by Councilwoman Novak.

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

Borough Clerk announced 3-3 tie. Mayor voted no.

➤ **PUBLIC WORKS – Councilman Rios**

- 1) Public Works is transitioning into the spring season and getting ready for the summer.
- 2) Received a complaint about speeding on Pinetree Drive.
- 3) Cherry blossoms will be planted in Kennedy Park.
- 4) Commented on recreation program fees.
- 5) Commented on how to move forward together.

➤ **RECREATION – Councilman Colaci**

- 1) Reported on events/programs at the Active Adult Center and Recreation Dept.
- 2) Commented on the HRC's Black History event.
- 3) Cultural Arts first event will be a Teen Night on April 10th.
- 4) New park playground equipment will be installed at Buchanan Park and new lighting at the little league fields.

➤ **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**

- 1) No real drought situation in town but still need to conserve it.
- 2) Pump station on Eugene Blvd. is being worked on.
- 3) Water lines are old and will have to start upgrading the infrastructure.

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Jupiter Power will be hosting an open house at the Active Adult Center from 5pm-8pm on Thursday.
- 2) Great support for the rainbow bridge memorial.

➤ **MAYOR – Kennedy O'Brien**

- 1) South Amboy's St. Patrick's Day parade will be held on March 15th.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Application for Social Affair Permit received from St. Stanislaus Kostka R.C. Church to serve beer and wine at the Annual Parish Carnival on June 19-20 from 2pm-12am on their grounds.

- Approved.

- Planning & Zoning

- 1) Authorization to bill the owner of 144 Washington Road a total of \$325.00 plus administrative costs for the removal of a substantial amount of over growth from the property.

- Resolution.

- Public Safety

- 1) Application for membership as a Firefighter received from the following:
 - a) Aiden Williams accepted by Morgan Hose & Chemical Co. No. 1 at their February 5, 2026 meeting.

- Approved.

- 2) Authorization to purchase one (1) Modular Vehicle Barrier System from Safeware, Inc. of Lanham, MD through Sourcewell Contract #080922-SAF PS & EM in an amount not to exceed \$147,223.00

- Resolution.

- Public Works

- 1) Authorization to execute an agreement with Township of Old Bridge and Middlesex County for improvements to the intersection of Jernee Mill Road and Bordentown Avenue.

- Resolution.

- 2) Authorization for the Assignment/Assumption of the Groundskeeping contract currently held by Krzyz Lawn Care, LLC to GK Landscaping of South Amboy for the remainder of the contract in an amount not to exceed \$101,852.48 due to the dissolution of Krzyz Lawn Care, LLC.

- Resolution.

- Recreation

- 1) Request to waive fees from Ordinance #37-25 (Special Event) received from St. Stanislaus Kostka Church.

- Approved.

- 2) Authorization to award a contract to PyroStar Entertainment LLC for the 2026 Independence Day fireworks display to be held on June 27, 2026 (rain date June 28, 2026) in an amount not to exceed \$25,000.00.

- Resolution.

- Water & Sewer/Environmental

- 1) Authorization to purchase two (2) 2026 Ford F250 Utility Trucks from Ciocca Ford of Flemington, NJ for the Water Dept. through NJ State Contract #T2100/24-FLEET-103122 in an amount not to exceed \$140,672.20.

- Resolution.

➤ **Business Administrator – Glenn Skarzynski**

- 1) Request received from John Palermo for a six month Leave of Absence from Department of Public Works, effective April 1, 2026.

- Approved.

- 2) Authorization to appoint Erik Springvloed to Records Support Technician 1 in the Police Dept. effective April 1, 2026.

- Approved.

- 3) Authorization to renew the agreement with the Central Jersey Joint Insurance Fund.

- Resolution.

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) 2023 Roadway Paving and Reconstruction Project – Phase II – Closeout of Contract and Change Order (Report Attached).

- Resolution.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

- 1) Affordable Housing Spending Plan, Affirmative Marketing Plan, Affordability Assistance Program and Rehabilitation Program (4th Round Compliance)

- Resolution.

MARCH 23, 2026 REGULAR/AGENDA MEETING	
---	--

- **PUBLIC PORTION**

At this time Mayor O'Brien opened the meeting to the public for comments on any and all matters.

Those commenting were:

- Bob Duffy, 111 Merritt Avenue
Mr. Duffy commented on the modular vehicle barrier. He questioned if the Borough had to go out to bid again for the landscaping contract.
Response by Business Administrator Skarzynski.

- Sharon Rodas, 20 2nd Street
Ms. Rodas commented on the events/contracts for Cultural Arts.
Further discussion ensued.

No further comments.

Councilwoman Novak made a motion to close the Public Portion. Seconded by Councilman Colaci.

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

No further business Councilwoman Novak made a motion to adjourn. Seconded by Councilman Synarski.

Roll Call: Voice Vote, all Ayes.

Time 8:14 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____