



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING April 13, 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)

☞ March 23, 2026 - Regular/Agenda Session

### 3. PROCLAMATION & PRESENTATIONS:

### 4. EXECUTIVE SESSION:

### 5. OLD BUSINESS:

- a) 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 4-13-26)

- b) Appointments

### 6. NEW BUSINESS:

- a) Introduction of the following ordinances:

#### **ORDINANCE #09-26**

**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 4-27-26)

#### **ORDINANCE #10-26**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE WATERFRONT REDEVELOPMENT PLAN FOR PARCEL J TO PROVIDE FOR THE DEVELOPMENT OF AN AGE-RESTRICTED, INCLUSIONARY RENTAL HOUSING COMPLEX**

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

#### **ORDINANCE #11-26**

**ORDINANCE AMENDING THE BOROUGH'S REGULATIONS AND LICENSING REQUIREMENTS FOR FISHING ON BOROUGH PROPERTY**

(Recreation Committee- Co. Colaci - Public Hearing 4-27-26)

#### **ORDINANCE #12-26**

**CALENDAR YEAR 2026**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

(Admin. & Finance Committee- Co. Novak - Public Hearing 4-27-26)

### 7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- |         |  |
|---------|--|
| 2026-94 | Resolution approving bills for payment.  |
| 2026-95 | Authorizing to bill the owner of 144 Washington Road a total of \$325.00 plus administrative costs for the removal of substantial amount of over growth from the property. |



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- 2026-96 Authorizing the purchase of one (1) Modular Vehicle Barrier System from Safeware, Inc. through Sourcewell Contract 080922-SAF PS & EM in an amount not to exceed \$147,223.00.
- 2026-97 Authorizing the execution of an agreement with the Township of Old Bridge and Middlesex County for improvements to the intersection of Jernee Mill Road and Bordentown Avenue.
- 2026-98 Authorizing the award of a contract to PyroStar Entertainment LLC of Newton, NC for the Independence Day Celebration to be held in Kennedy Park on June 27, 2026 (rain date June 28, 2026) at a cost not to exceed \$25,000.00.
- 2026-99 Authorizing the purchase of two (2) 2026 Ford F250 utility pickup trucks for Water Dept. from Ciocca Ford of Flemington, NJ through NJ State Contract #T2100/24-FLEET-103122 in an amount not to exceed \$140,672.20.
- 2026-100 Approving Closeout Change Order No. 1 for Z Brothers Concrete Contractors, Inc. for the 2023 Roadway Paving and Reconstruction – Phase II project which reduces the contract amount from \$1,889,668.00 to \$1,650,173.91 which represents a net decrease of \$239,494.09.
- 2026-101 Accepting the work, closing out the contract, and issuing final payment in the amount of \$33,003.48 to Z Brothers Concrete Contractors, Inc. for the 2023 Roadway Paving and Reconstruction – Phase II project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$247,526.08.
- 2026-102 Resolution increasing the Cultural Arts temporary budget.
- 2026-103 Authorizing the Assignment of the Groundskeeping Services Contract from Krzyz Lawn Care to GK Landscaping, LLC.
- 2026-104 Authorizing the renewal of a contract with Central Jersey Health Insurance Fund for a three (3) year term, commencing Jan. 1, 2026 through Dec. 31, 2028.
- 2025-105 Authorizing the 2026 Budget to be Read By Title Only.
- 2025-106 Introducing the 2026 Municipal Budget and setting the Public Hearing.

### **8. CORRESPONDENCE:**

#### A. Minutes from Boards/Commissions:

1. Board of Health – January 8, 2026.
2. Shade Tree Commission – March 19, 2026.
3. Environmental Commission – March 3, 2026.

#### B. Retirement/Resignations received from the following:

1. Naureen Diamond from Sayreville Engine Co. No. 1 effective March 1, 2026.
2. Crystina Burt as Police Officer in the Police Dept. effective April 1, 2026.
3. Brian McCue from Cultural Arts effective immediately.
4. Dana Scheider as Records Support Tech 3 in the Police Dept. effective October 1, 2026.



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### 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**

- 1) Application for Extension of Premises Permit received from Sayreville Liquor License LLC t/a The Bar located at 1899 Highway 35 to extend the license premise for a benefit on May 5, 2026 from 1pm-10pm (Police Dept. approval received).  
- Approve/Deny
- 2) 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) 5 Ciecko Ct., Block 169.07, Lot 29 in the amount of \$3,083.85.  
- Resolution Needed
- 3) Authorization to renew liquor licenses for the 2026-2027 term.  
- Resolution Needed
- 4) Resolution expressing concerns regarding the implantation of P.L. 2025, c.180 (S-3041) and proposed regulations impacting cooperative purchasing.  
- Resolution Needed

#### **- Planning & Zoning**

#### **- Public Safety**

- 1) Request to travel received from the following:
  - a) Sayreville Engine Co. No. 1 to attend their Annual Golf Outing at Pebble Creek Golf Club in Colts Neck on April 24, 2026 from 7am-5pm.  
- Approve/Deny
- 2) Application for membership as a Firefighter received from the following:
  - a) Ismael Rojas accepted by Melrose Hose Co. No. 1 at their March 2, 2026 meeting.  
- Approve/Deny
- 3) Authorization to purchase PETZL EO AP Personal Escape Systems and Training from All Hands Fire Equipment of Wall, NJ through Sourcwell Contract #020124-ALH in an amount not to exceed \$71,665.60.  
- Resolution Needed

#### **- Public Works**

- 1) Awarding a contract for HVAC and Boiler Equipment Maintenance Repair and Replacement to Merco Service, LLC of Allentown, NJ in an amount not to exceed \$53,000.00.  
- Resolution Needed
- 2) Authorization to purchase a salt dome cover from ClearSpan Fabric Structures International, Inc. of Glastonbury, CT through Sourcwell Contract #071223-CSS in an amount not to exceed \$66,674.85.  
- Resolution Needed



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**- Recreation**

**- Water & Sewer/Environmental**

➤ **Business Administrator – Glenn Skarzynski**

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Improvements to Cheesequake Road – Closeout of Contract and Change Order  
(Report Attached). - Resolution Needed

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

- 1) Authorization to execute certain documents in connection with the issuance of  
Redevelopment Area Bonds (Waterfront Infrastructure Project) by SERA.

- Resolution Needed

**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.**