



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING

April 27, 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)

- |                  |   |                                     |
|------------------|---|-------------------------------------|
| ☒ April 13, 2026 | - | Special Meeting & Executive Session |
| ☒ April 13, 2026 | - | Regular/Agenda Session              |

### 3. PROCLAMATION & PRESENTATIONS:

### 4. EXECUTIVE SESSION:

**-Attorney-client privilege - Litigation - Personnel**

### 5. OLD BUSINESS:

- a) Resolution received from the Sayreville Planning Board following a meeting held on April 15, 2026, finding the amendment to the Waterfront Redevelopment Plan for Parcel J consistent with the Borough's Master Plan.

- b) Public Hearing on 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)  
(Need to carry Public Hearing to 5-26-26)

#### **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)

- b) Appointments



# *The Borough of Sayreville*

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### 6. NEW BUSINESS:

- a) Introduction of the following ordinances:

#### **ORDINANCE #13-26**

#### **BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE AUTHORIZING A RIGHTS-OF-WAY USE AGREEMENT WITH GONETSPEED FOR THE INSTALLATION AND OPERATION OF TELECOMMUNICATIONS FACILITIES**

(Admin. & Finance Committee- Co. Novak - Public Hearing 5-11-26)

### 7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- 2026-107 Resolution approving bills for payment.
- 2026-108 Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 169.07, Lot 29 in the amount of \$3,083.85.
- 2026-109 Resolution expressing concerns regarding the implementation of P.L. 2025, c. 180 (S-3041) and proposed regulations impacting cooperative purchasing.
- 2026-110 Authorizing the purchase of PETZL EO AP Personal Escape Systems and Training from All Hands Fire Equipment of Wall, NJ through Sourcewell Contract #020124-ALH in an amount not to exceed \$71,665.60.
- 2026-111 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.
- 2026-112 Authorizing the purchase of a salt dome cover from ClearSpan Fabric Structures International, Inc. of Glastonbury, CT through Sourcewell Contract #071223-CSS in an amount not to exceed \$66,674.85.
- 2026-113 Approving Closeout Change Order No. 1 for Meco Inc. for the Improvements to Cheesequake Road project which reduces the contract amount from \$694,489.86 to \$523,050.74 which represents a net decrease of \$171,439.12.
- 2026-114 Accepting the work, closing out the contract, and issuing final payment in the amount of \$10,461.01 to Meco, Inc. for the Improvements to Cheesequake Road project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$78,457.61.
- 2026-115 Authorizing the execution of certain documents in connection with the issuance of redevelopment area bonds (Waterfront Infrastructure Project) (Non-Recourse) by the Sayreville Economic Redevelopment Agency.

### 8. CORRESPONDENCE:

- A. Departmental Reports for March, 2026.

- B. Minutes from Boards/Commissions:

1. Planning Board – February 18, 2026 and March 4, 2026.
2. Human Relations Commission – March 10, 2026.
3. Rent Leveling Board – April 14, 2026.



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING April 27, 2026

- C. Retirement/Resignations received from the following:
1. Steven Myers from Truck Driver in the Road Department effective September 1, 2026.
  2. Steven Mozden from Sewer Repairer II the Sewer Department effective December 31, 2026.
- D. Planning Board Resolution which was memorialized on April 15, 2026:
1. South 9 Realty – Extension of Time, Block 439, Lots 6, 7 and 8.

### 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 Social Affair Permit received from the following:
  - a) American Legion Post 211 to serve beer and wine at their Memorial Day Picnic on May 25<sup>th</sup> from 11:00am – 5:00pm on their grounds.  
- Approve/Deny
- 2) Authorizing the QPA to issue an RFP for Public Relations Consultant Services.  
- Resolution Needed

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

#### **- Public Safety**

- 1) Request to travel received from the following:
  - a) Sayreville Engine Co. No. 1 to attend Pierce Road Rally in South Plainfield on May 28, 2026 from 3:30pm-9:30pm.  
- Approve/Deny

#### **- Public Works**

#### **- Recreation**

- 1) Application for Special Event received from the following:
  - a) Masjid Sadar & Community Center to hold a prayer service on May 27, 2026 at Kennedy Park from 7:00am-2:00pm.  
- Resolution Needed

#### **- Water & Sewer/Environmental**

- **Business Administrator – Glenn Skarzynski**
  - 1) Authorization to promote Christopher Baist from Water Treatment Plant Repairer to Water Treatment Plant Operator – Unlicensed in the Water Department, effective July 1, 2026.  
- Approve/Deny



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING

April 27, 2026

- 2) Authorization to promote Colby Redfield from Sewer Repairer II to Water Treatment Repairer 1 in the Water Department, effective July 1, 2026.

-Approve/Deny

➤ **C.F.O. - Danielle Maiorana**

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) Melrose and President Park Fire House Roof Replacement – Closeout of Contract and Change Order (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.***