

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 May 11, 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

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:

☞ April 27, 2026 - Regular/Agenda & Executive Sessions

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**

- ❖ **VFW Buddy Poppy Proclamation**

Proclamation

WHEREAS, the annual distribution of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by governmental leaders since 1922; and

WHEREAS, VFW Buddy Poppies are assembled by disabled veterans and the proceeds of this worthy fund-raising campaign are used exclusively for the benefit of disabled and needy veterans and the widows and orphans of deceased veterans; and

WHEREAS, the basic purpose of the annual distribution of Buddy Poppies by the Veterans of Foreign Wars is eloquently reflected in the desire to “Honor the Dead by Helping the Living”.

NOW, THEREFORE, I, Kennedy O'Brien, Mayor of the Borough of Sayreville, do hereby urge the citizens of this community to recognize the merits of this cause by contributing generously to its support through the purchase of Buddy Poppies on the day set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead.

I urge all patriotic citizens to wear a Buddy Poppy as mute evidence of our gratitude to the men and women of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American Citizens.



IN WITNESS WHEREOF, I have caused this Proclamation to be issued and the official seal of the Borough duly affixed this 11th day of May, 2026.



Kennedy O'Brien, Mayor

Councilwoman Novak moved the following proclamation be approved. Seconded by Councilman Colaci.

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

• **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 #09-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #09-26.

There were no comments.

Discussion ensued on this ordinance.

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

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

Vote is 4-2 and Ordinance not adopted.

Mayor called up Doreen Frega.

- Doreen Frega, Animal Protection League of NJ
Ms. Frega stated they were here last year about the geese and brought some non-lethal solutions. She stated they were suppose to meet with Rebecca but found out she retired.

Mayor responded that the packet will get to Elyse and Rebecca.

- Valerie Devine, Animal Protection League of NJ
Ms. Devine recommended a no feeding ban implemented, habitat modification, overseeding, flags, and predators.

Public Hearing on Ordinance #12-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #12-26.

There were no comments

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

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

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)

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Mayor and Council of the Borough of Sayreville in the County of Middlesex finds it advisable and necessary to increase its CY 2026 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Mayor and Council hereby determines that a 3.5 % increase in the budget for said year, amounting to \$877,996.92 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Mayor and Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Mayor and Council of the Borough of Sayreville, in the County of Middlesex, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2026 budget year, the final appropriations of the Borough of Sayreville shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$2,048,659.48 and that the CY 2026 municipal budget for the Borough of Sayreville be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

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BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCED/APPROVED ON FIRST READING

DATED: April 13, 2026

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

/s/John Zebrowski, Councilman
(Admin. & Finance Committee)

ADOPTED ON SECOND READING

DATED: May 11, 2026

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

/s/Mary J. Novak, Councilwoman
(Admin. & Finance Committee)

APPROVAL BY THE MAYOR ON THIS 11th DAY OF May, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #13-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #13-26.

- Marilyn Davis, GoNetSpeed
Ms. Davis thanked the governing body for allowing GoNetSpeed to provide broadband services to Sayreville.

No further comments.

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

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

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**

WHEREAS, GoNetSpeed was approved by the New Jersey Board of Public Utilities to provide local exchange and interexchange telecommunications services throughout the State of New Jersey by Order of Approval in Board of Public Utilities Docket No. TE24090627 on April 23, 2025, and intends to provide telecommunication services in

accordance with these Orders and the rules and regulations of the Federal Communications Commission and the New Jersey Board of Public Utilities; and

WHEREAS, pursuant to such authority granted by the New Jersey Board of Public Utilities, GoNetSpeed may locate, place, attach, install, operate, repair and maintain facilities for the deployment of fiber optic cable within Public Rights-of-Way for purposes of providing telecommunications services, high-speed Internet access, phone services, and other ancillary Internet-enabled services, with the consent of the Borough; and

WHEREAS, GoNetSpeed's facilities and services will be operated and provided in compliance with Orders and the rules and regulations of the Federal Communications Commission and the New Jersey Board of Public Utilities, as well as Municipal Ordinances; and

WHEREAS, N.J.S.A. 48:3-11, *et seq.*, authorizes a municipality to consent, by ordinance, to the petition of a public utility to use public rights-of-way for the operation of public utilities for a period not exceeding fifty years ; and

WHEREAS, in addition, N.J.S.A. 48:17-10, authorizes a municipality to permit telegraph or telephone companies to construct local telephone lines along public rights-of-way within that municipality; and

WHEREAS, the Borough and GoNetSpeed have negotiated an agreement entitled Rights-of-Way Use Agreement which shall govern the terms and conditions of the Borough's consent to utilize the public rights-of-way within the Borough, a copy of which is attached hereto and made a part hereof, which Agreement has been reviewed and approved by the Borough Attorney and the representatives of GoNetSpeed; and

WHEREAS, the Mayor and the Borough Council of the Borough of Sayreville finds it to be in the best interest of the Borough and its citizens to promote competition in the telecommunications market, provide its citizens with high-speed Internet access, phone services, and other ancillary Internet-enabled services, and to grant consent to GoNetSpeed to utilize the public rights-of-way within the Borough for the purposes set forth herein pursuant to the terms and conditions set forth in the Rights-of-Way Use Agreement.

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

SECTION ONE.

The Borough of Sayreville hereby grants permission and authority to GoNetSpeed to own, construct, install, operate, repair and maintain telecommunications facilities and equipment on new and existing utility poles within the public rights-of-way subject to the terms and conditions set forth herein and in the Rights-of-Way Use Agreement, which Agreement is attached hereto and incorporated by reference as if more fully set forth at length herein.

SECTION TWO.

The Mayor and Borough Council are hereby authorized and directed to execute the attached Agreement with GoNetSpeed to govern the terms and conditions of the consent to utilize the public rights-of-way.

SECTION THREE.

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Sayreville, the provisions hereof shall be determined to govern. All other ordinances of the Borough of Sayreville are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION FOUR.

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 FIVE.

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 SIX.

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 SEVEN.

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: April 27, 2026

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

/s/Mary J. Novak, Councilwoman
(Admin & Finance Committee)

ADOPTED ON SECOND READING

DATED: May 11, 2026

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

/s/Mary J. Novak, Councilwoman
(Admin & Finance Committee)

APPROVAL BY THE MAYOR ON THIS 11th DAY OF MAY, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

- b) PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET
 - Clerk announced that the 2026 Budget Approval and Public Hearing Notice had been advertised on the Borough's Legal Notices website on April 14, 2026, which gave notice of the date and time of this Public Hearing and put before the Council tonight the 2026 Municipal Budget Resolution #2026-117.
 - Mayor opened the meeting to the public on the 2026 Budget and Resolution. He said that the questions must be confined solely to the Municipal Budget before us. School or County matters are not proper subjects of this hearing and cannot be discussed or answered here tonight.

There were no comments.

Councilwoman Novak moved the Public Portion be closed. Seconded by Councilman Rios.

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

- 2026 Budget Amendment Resolution #2026-116

READ IN FULL

RESOLUTION #2026-116
2026 BUDGET AMENDMENT

WHEREAS, the Council of the Borough of Sayreville introduced its 2026 Municipal Budget on April 13, 2026; and

WHEREAS, a public hearing on said budget has been held as advertised, on May 11, 2026; and

WHEREAS, N.J.S.A. 40A:4-9 permits the Borough Council to amend the budget after the public hearing; and

WHEREAS, it is determined to be desirable or necessary to amend said budget.

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NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the attached amendments to the approved Budget for the calendar year of 2026 be made:

RECORDED VOTE:

AYES {	NAYS {	ABSTAINED {
{		
{		
{	ABSENT {	
{		
{		

BE IT FURTHER RESOLVED, that a certified copy of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for Certification of the Local Municipal Budget so amended, via the FAST reporting system.

BE IT FURTHER RESOLVED that this resolution, in accordance with the provisions of N.J.S.A. 40A:4-9(c) 1 & 2 does not need to be published and a public hearing on said amendment is not required. This amendment shall take effect immediately.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

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	<u>FROM</u>	<u>TO</u>
Current Fund – Anticipated Revenues		
General Revenues		
1. Surplus Anticipated – (Sheet 4)	\$6,000,000.00	\$6,500,000.00
3. Miscellaneous Local Revenues Section A. Licenses: Other Licenses		
Sewer User Fees (Sheet 4a)	\$5,850,000.00	\$6,900,000.00
Total Section A: Local Revenue – Includes Total of “Group. 3” Items from Sheet 4 (Sheet 4c)	\$10,142,520.00	\$11,192,520.00
Total Section C: Dedicated Uniform Construction Code Fees	\$850,000.00	\$950,000.00
3. Miscellaneous Revenues - Section G Special Items of Revenue Without Offsetting Appropriations: (Sheet 10)		
Arsenal Trade Center PILOT	\$1,819,047.40	\$2,257,298.69
Total Section G: Special Items of Revenue (Sheet 10n)	\$7,800,060.43	\$8,238,311.72
<i>Summary of Revenues (Sheet 11)</i>		
1. Surplus Anticipated (Sheet 11)	\$6,000,000.00	\$6,500,000.00
Total Section A: Local Revenues (Sheet 11)	\$10,142,520.00	\$11,192,520.00
Total Section C: Dedicated Uniform Construction Code Fees (Sheet 11)	\$850,000.00	\$950,000.00
Total Section G: Special Items of Revenue (Sheet 11)	\$7,800,060.43	\$8,238,311.72
Total Miscellaneous Revenues (Sheet 11)	\$29,991,169.48	\$31,579,420.77
5. Subtotal General Revenues (Items 1,2,3 and 4) (Sheet 11)	\$37,091,169.48	\$39,179,420.77
#6. Amount to be Raised by Taxes for Support of Municipal Budget (Sheet 11)		
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes (Sheet 11)	\$43,754,879.44	\$41,666,628.15
Total Amount to be Raised by Taxes for Support of Municipal Budget (Sheet 11)	\$46,311,720.78	\$44,223,469.49
#7. Total General Revenues (Sheet 11)	\$83,402,890.26	\$83,402,890.36

At this time Mayor O’Brien opened the meeting up to the public for questions or comments on this resolution.

There were no comments.

Councilwoman Novak moved the public portion be closed. Seconded by Councilman Blemur.

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

Councilwoman moved the Resolution be adopted on Roll Call vote. No second. Motion dies.

Mayor instructed the governing body to go back and work on the budget until we can get a second.

Budget Resolution #2026-117 not adopted.

c) Appointments

Mayor made the following appointments:

SHADE TREE COMMISSION
5 Yr. Unexpired Member Bharti Shah

ENVIRONMENTAL COMMISSION
3 Yr. Alternate 2 Member Thomas Cleary

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

- **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 #2026-118

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 May 11, 2026 in the amount of \$3,889,590.99 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-119

BE IT RESOLVED, that the QPA is hereby authorized and directed to advertise for the Request for Proposals for Public Relations Consultant.

/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 #2026-120

**A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE
OF A SPECIAL EVENT PERMIT TO MASJID SADAR & COMMUNITY CENTER
TO HOLD A PRAYER SERVICE**

WHEREAS, Masjid Sadar & Community Center has requested permission from the Mayor and Council of the Borough of Sayreville to conduct a prayer service at Kennedy Park on May 27, 2026; and

WHEREAS, it is the belief of the governing body that these events provide activities which are family and community oriented;

WHEREAS, the Mayor and Borough Council agree that the event proposed will enhance community spirit; and

WHEREAS, the Masjid Sadar & Community Center must notify the Sayreville Police Department, the Department of Public Works, the Recreation Department and the Sayreville Emergency Squad seven (7) days prior to the event; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that Masjid Sadar & Community Center is hereby granted permission to hold this Special Event and that a permit be issued for a prayer service to be conducted on May 27, 2026 from 7:00 A.M. – 2:00 P.M. at Kennedy Park and that any associated services through the Department of Public Works or Police Department in which fees have incurred will be billed at a later date after the event.

BE IT FURTHER RESOLVED that the permit will not be issued until the Bond and fees has been posted and all insurance has been received. The following recommendations made by the Sayreville Police Department must be fully complied with:

- Hire five (5) police officers for traffic and crowd control.
- Arrange Sayreville Auxiliary Police to assist in the safe passage of traffic and pedestrians.
- They may utilize one-hundred-twenty-three (123) parking spaces around the small lake, thirty (30) parking spaces around the docks at the large lake, one-hundred-thirty (130) parking spaces in the lower lot west of the large lake.
- They may utilize the parking spaces around the tennis courts
- Once parking has reached capacity, Kennedy Park will be restricted to all vehicles.

/s/ Michael Colaci, Councilman
(Recreation 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 #2026-121

WHEREAS, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 1:

- Project: Melrose & President Park Fire House Roof Replacement project

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- Contractor: Pravco, Inc.
245 Wescott Drive
Rahway, NJ 07065

- Net Decrease: \$20,380.00

- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:

2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Alberto Rios, Councilman
(Public Works 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 #2026-122

**ACCEPTING FINAL WORK
AND AUTHORIZING FINAL PAYMENT
UPON EXPIRATION OF STATUTORY PERIOD**

WHEREAS, the following named contractor has completed the following work as indicated on the project hereafter referred to, which work is apparently in accordance with the plans, specifications and contract documents:

- Project: Melrose & President Park Fire House Roof Replacement Project

- Contractor: Pravco, Inc.
245 Wescott Drive
Rahway, NJ 07065

- Balance Due \$6,850.74

WHEREAS, the Borough Engineer has fully issued a certificate certifying to the completion of the work and recommending payment in accordance with the terms thereof; and

WHEREAS, the Standing Committee of the Governing Body under whose jurisdiction this work falls has likewise inspected said work and has determined that it has been completed in apparent conformity with the plans and specifications; and

WHEREAS, the Statutes of New Jersey pertaining to the enforcement of mechanic's and materialmen's liens on municipal projects provide that notice thereof may be filed at any time within 45 days of the final acceptance of said work;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.
2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.
3. That upon expiration of the 45 days from the date hereof, the proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.
4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$51,380.55 and the approval of same as to form and sufficiency by the Borough Attorney.

/s/ Alberto Rios, Councilman
(Public Works 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 #2026-123
RESOLUTION COMMITTING TO THE ADOPTION OF
ALL IMPLEMENTING ORDINANCES AND RESOLUTIONS FOR
THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN
ADOPTED IN CONNECTION WITH THE BOROUGH'S FOURTH
ROUND AFFORDABLE HOUSING COMPLIANCE**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Borough of Sayreville opted to participate in the Affordable Housing Dispute Resolution Program (the "Program") pursuant to the Amended FHA by the filing of a Declaratory Complaint enclosing Resolution No. 2025-38 adopted on January 27, 2025, establishing its fair share obligation of 194 units present need and 210 units prospective need for the 4th Round, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan ("HE&FSP"), in accordance with the requirements of N.J.S.A. 52:27D-301, *et seq.*, and the timeframes set forth in Administrative Directive #14-24, bearing Docket No. MID-L-569-25; and

WHEREAS, through participation in the Program, the Borough entered into a settlement on the objections to its Fourth Round fair share obligations with a Present

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Need of one hundred ninety-four (194) units and a Prospective Need of two hundred forty (240) units, which was accepted by the Court in an Order entered on April 4, 2025; and

WHEREAS, in June of 2025, the Sayreville Borough Planning Board (“Planning Board”) adopted a HE&FSP, which was endorsed by the Borough Council, which established the mechanisms for the Borough’s satisfaction of its 4th Round obligations; and

WHEREAS, through continued participation in the Program, the Borough entered into a settlement on the objections to its adopted HE&FSP, which settlement was accepted by the Court, which entered an order on February 20, 2026, which required the adoption of an amended HE&FSP by March 15, 2026; and

WHEREAS, at the conclusion of a duly noticed public hearing on March 4, 2026, the Planning Board adopted an amended HE&FSP to the Borough of Sayreville’s Master Plan, prepared by Acuity Consulting Services, consistent with the terms of the Court’s February 20th Order, which adoption was memorialized by Resolution adopted March 4, 2026; and

WHEREAS, the Borough Council of the Borough of Sayreville reviewed the amended HE&FSP, agreed with the Planning Board’s findings, and endorsed same through the adoption of Resolution No. 2026-83 on March 09, 2026; and

WHEREAS, on March 13, 2026, in compliance with the Court’s February 20th Order, the Borough filed its amended HE&FSP, along with the Planning Board and Borough Council Resolutions adopting same, with the Program and the Court; and

WHEREAS, while there were no implementing ordinances or resolutions that were required to be adopted by the March 15, 2026 deadline in compliance with N.J.S.A. 52:27D-304.1(f)(2)(c) and the February 20th Order based upon the terms of the settlement with FSHC, as accepted and adopted by the Program and the Court, the Borough Council is adopting this resolution to further ensure the Borough’s compliance with the requirements of the settlement and the February 20th Order.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that this Resolution shall serve to memorialize and confirm that the Borough of Sayreville will adopt all necessary ordinances and resolutions to implement the affordable housing developments proposed in the amended HE&FSP in accordance with the time periods set forth in the settlement with FSHC, as adopted and incorporated in the Program’s recommendation and February 20th Order.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

/s/ John Zebrowski, Councilman
(Planning & Zoning 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. Minutes from Boards/Commissions:

1. Shade Tree Commission – April 15, 2026.

B. Retirement/Resignations received from the following:

1. Joyce Wojick from Violation Clerk in the Court effective January 1, 2027.
2. Jay Seyglinski from the Shade Tree Commission effective immediately.

C. Notice of Public Hearing:

1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on May 27, 2026 at 7:30pm for a proposed 10x12 shed that encroaches on the side yard setback at 1 Nimitz Place.

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

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

- 1) Commented on the budget.

➤ **PUBLIC SAFETY – Councilman Blemur**

- 1) Commented on events that Sayreville PD participated in.
- 2) Registration for the Juvenile Police Academy opened on May 1st.

➤ **PUBLIC WORKS – Councilman Rios**

- 1) Flag on the Veteran’s Bridge has been reinstalled.
- 2) Commented on the time capsule ceremony and teen night.
- 3) Commented on vendor permits.
- 4) Suggested agenda meetings.

➤ **RECREATION – Councilman Colaci**

- 1) Reported on events/programs at the Active Adult Center, Recreation Dept and Human Relations.
- 2) Commented on the Annual Fishing Derby and burying of the time capsule.
- 3) Farmer’s Market starts May 14th.
- 4) New lights at Little League Field and construction has started on the Kennedy Park walkways.
- 5) Michael Jackson show will held on May 30th.

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

- 1) Still have a drought alert.
- 2) Farmer’s Market opens on May 14th.
- 3) There are some plots available at the community garden.
- 4) Cleanup held at Kennedy Park and looking to do a cleanup at Duhernal.

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on community events.
- 2) Commented on budget issues.
Councilman Zebrowski made a motion to have a resolution prepared to demand reform on health benefits. Seconded by Councilman Colaci.
Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.
- 3) Rainbow bridge is being worked on.
- 4) Requested the Business Administrator to speak with the 1st Responders regarding LOSAP.

**MAY 11, 2026
REGULAR/AGENDA
MEETING**

Councilman Synarski commented on the BIC Fishing Derby that happened on Sunday.

➤ **MAYOR – Kennedy O’Brien**

- 1) Commented on the flag that was installed on the South River Bridge.
- 2) Thanked Andy for all he’s done in the Borough.
- 3) Commented on the budget and that the DCA stated it’s not up to Mayor to break the tie. He requested the Business Administrator to contact the DCA to find out how the Borough moves forward.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Authorization to discharge a mortgage for 218 Washington Road, Block 81, Lot 90.02.

- Resolution.

- 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) 23 Cheltenham Place, Block 229.01, Lot 1 in the amount of \$542.90.
 - b) 12 Paprota Court, Block 447.06, Lot 30 in the amount of \$4,639.53.
 - c) 40 Woodmere Drive, Block 449, Lot 6.03 in the amount of \$3,725.31.
 - d) 9 Kim Place, Block 376, Lot 8 in the amount of \$319.37

- Resolution.

- Planning & Zoning

- Public Safety

- 1) Authorization to dispose of surplus OEM Equipment.

- Resolution.

- 2) Authorization to purchase Emergency Lighting Equipment for the Fire Department from East Coast Emergency Lighting, LLC of Millstone Township, New Jersey through NJ State Contract T1786 23-FLEET-68813 in an amount not to exceed \$29,756.86.

- Approved.

- 3) Authorization to award a Non-Fair and Open Contract to Jen Electric, Inc. of Springfield, NJ for Preventative Maintenance and Repair on Traffic Lights in an amount not to exceed \$47,263.69.

- Approved.

- 4) Authorization to purchase an In-Building B-Directional Amplifier from Tactical Public Safety through NJ State Contract # A83932 in an amount not to exceed \$59,775.23.

- Resolution.

- Public Works

- 1) Requests received to hold a block party from the following:
 - a) Residents of Cori Street between Donna and Such Street on July 4, 2026 from 1pm-11pm.

- Approved.

- Recreation

- Water & Sewer/Environmental

- 1) Request received from the Environmental Commission to pass a resolution in support of Senate and Assembly bill S2338/A3735.

- Resolution.

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to call for a Certified List for Patrolmen from the Dept. of Personnel.

- Approved.

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Improvements to Jerry Ust Recreational Complex – Change Order (Report Attached).

- Resolution.

Councilman Blemur made a motion to make data centers a prohibited use in the Borough. Seconded by Councilwoman Novak.

Discussion ensued on data centers.

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

Clerk announced tie. Mayor stated he is sending it back to the council for further deliberation. He stated it's an important issue and would like for SERA to weigh in on it. Mayor stated he is not breaking the tie. Motion dies.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

• **PUBLIC PORTION**

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

Those commenting were:

- Gisele Schiavone, 1 Ridge Avenue
Ms. Schiavone commented on data centers. She commented on all the commercial building in town. Ms. Schiavone stated the town needs more housing.

No further comments.

Councilwoman Novak made a motion to close the Public Portion. Seconded by Council President Zebrowski.

Roll Call: Voice Vote, all Ayes.

• **ADJOURNMENT**

No further business Councilwoman Novak made a motion to adjourn. Seconded by Council President Zebrowski.

Roll Call: Voice Vote, all Ayes.

Time 8:39 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____