



The Borough of Sayreville

REGULAR/AGENDA MEETING

May 26, 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)

- ☒ May 11, 2026 - Special Meeting
- ☒ May 11, 2026 - Regular/Agenda Session

3. PROCLAMATION & PRESENTATIONS:

- ❖ Proclamation for Flora Jean Nelson's 100th Birthday
- ❖ Proclamation for John Przybylko's Retirement

4. EXECUTIVE SESSION:

5. OLD BUSINESS:

- a) Resolution received from the Sayreville Planning Board following a meeting held on May 20, 2026, finding the Borough's Affordable Housing and Development Fee Ordinance 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 5-26-26)

- c) Appointments

6. NEW BUSINESS:

- a) Introduction of the following ordinances:

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- | | |
|----------|---|
| 2026-124 | Resolution approving bills for payment. |
| 2026-125 | Authorizing the execution of a Discharge of Mortgage Subordination Agreement for property located at 218 Washington Road. |
| 2026-126 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 229.01, Lot 1 in the amount of \$542.90. |
| 2026-127 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 447.06, Lot 30 in the amount of \$4,639.53. |
| 2026-128 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 449, Lot 6.03 in the amount of \$3,725.31. |
| 2026-129 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 376, Lot 8 in the amount of \$319.37. |



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- 2026-130 Authorizing the disposal of OEM equipment no longer needed for public use.
- 2026-131 Authorizing the purchase of an In-Building B-Directional Amplifier from Tactical Public Safety of West Berlin, NJ through NJ State Contract #A83932 in an amount not to exceed \$59,775.23.
- 2026-132 Resolution supporting the "Make Polluters Pay to Make New Jersey More Affordable Act."
- 2026-133 Approving Change Order No. 1 for Precise Construction Inc. for the Improvements to the Jerry Ust Recreational Complex project which does not change the original contract amount.
- 2026-134 Approving the renewal of Liquor License #1219-33-002-008, Route 9 Associates, LLC, t/a Bourbon Street, 972 Hwy #9, South Amboy, NJ – w/conditions for the 2026-2027 Licensing Term.
- 2026-135 Approving the renewal of Liquor License #1219-33-004-004, Sayreville PRII Liquor License II, LLC (pocket license), for the 2026-2027 Licensing Term.
- 2026-136 Approving the renewal of Liquor License #1219-33-012-010, Sayreville Liquor License, LLC t/a Culo Grosso, 1899 Rt. 35, South Amboy, NJ with **Conditions** for the 2026-2027 Licensing Term.
- 2026-137 Approving the renewal of PRCL #1219-33-018-011 issued to Marullo 2, LLC, 1 Haag Street, Sayreville, NJ w/conditions for the 2026-2027 license term.
- 2026-138 Approving the renewal of Liquor License #1219-33-021-010, DejaVu3, t/a Deko, (Pocket License) with Conditions for the 2026-2027 Licensing Term.
- 2026-139 Approving the Renewal of Liquor License #1219-33-030-006, Bass Pro Outdoor World, LLC (Pocket License) for the 2026-2027 Licensing Term.
- 2026-140 Approving the Renewal of Liquor License #1219-33-032-006, Black Betty's Saloon, 6290 Rt. 35, South Amboy, NJ for the 2026-2027 Licensing Term.
- 2026-141 Approving the Renewal of Liquor License #1219-44-035-006, Krupa South Amboy, LLC t/a The Liquor Shed, 467 So. Pine Ave., South Amboy, NJ for the 2026-2027 Licensing Term.
- 2026-142 Approving the Renewal of Liquor License #1219-44-042-006, Kushal Corp., t/a Express Liquors, 499 Ernston Rd., Parlin, NJ for the 2026-2027 Licensing Term.
- 2026-143 Approving the Renewal of Liquor License #1219-33-044-008, Facility Concession Services, Inc., 570 Jernee Mill Rd., Sayreville, NJ with **Conditions** for the 2026-2027 Licensing Term.
- 2026-144 Approving the Renewal of Liquor License #1219-33-045-006, PSP Pride Corp, t/a Last Call, 219 Washington Road, Sayreville, NJ with **Conditions** for the 2026-2027 Licensing Term.



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- 2026-145 Authorizing the renewal of PRCL #1219-33-046-007 issued to 567 Sayreville, LLC t/a In Town Liquor & Bar, 567 Main Street, Sayreville NJ for the 2026-2027 license term.
- 2026-146 Approving the Renewal of Liquor License #1219-44-047-010, 980 Infinity, Inc. t/a Wine Infinity Discount Beer & Spirits, 980 Route 9 South, South Amboy, NJ for the 2026-2027 License Term.
- 2026-147 Approving the Renewal of Liquor License #1219-33-048-005, Columbian Club, Inc., 775 Washington Road, Parlin, NJ for the 2026-2027 License Term.
- 2026-148 Approving the renewal of Liquor License #1219-33-051-006, Sayreville PRII Liquor License I, LLC (pocket license) for the 2026-2027 Licensing Term.
- 2026-149 Approving the Renewal of Liquor License #1219-33-052-010, Bombay Sweets Inc., 999 Rt. 9, Parlin, NJ with **Conditions** for the 2026-2027 License Term.
- 2026-150 Approving the Renewal of Liquor License #1219-33-055-003, Fidelity Funding Corp./Brass Monkey Pub, 4500 Bordentown Ave., Sayreville, NJ for the 2026-2027 License Term.
- 2026-151 Approving the renewal of PRCL #1219-33-056-009 issued to Marullo 3, LLC, 777 Washington Road, Parlin, Sayreville, NJ for the 2026-2027 license term.
- 2026-152 Approving the Renewal of Liquor License #1219-33-057-009, 986 Rest. Corp./Arirang Hibachi Steakhouse & Sushi Bar, 986 Rt. 9 So., Parlin, NJ for the 2026-2027 License Term.
- 2026-153 Approving the Renewal of Liquor License #1219-33-059-004, Sayreville Memorial Post 4699 VFW of the United States, Inc., 575 Jernee Mill Rd., Sayreville, NJ for the 2026-2027 License Term.
- 2026-154 Approving the Renewal of Liquor License #1219-44-061-006, Winecraft NJ, LLC, t/a House of Liquors, 2909 Washington Rd., Parlin, NJ for the 2026-2027 License Term.
- 2026-155 Approving the Renewal of Liquor License #1219-31-063-001, American Legion Post 211, 240 MacArthur Ave. Sayreville, NJ for the 2026-2027 License Term.
- 2026-156 Approving the Renewal of Liquor License #1219-31-064-001, Columbus Club, Inc., 775 Washington Rd., Parlin, NJ for the 2026-2027 License Term.
- 2026-157 Approving the renewal of Liquor License #1219-31-065-001, VFW Old Bridge Memorial Post 7508, 17 Bordentown Avenue, Old Bridge, 08857 for the 2026-2027 Licensing Term.
- 2026-158 Approving the Renewal of Liquor License #1219-31-066-001, Sayreville Memorial Post 4699 VFW Inc., 575 Jernee Mill Rd., Sayreville, NJ for the 2026-2027 License Term.



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- 2026-159 Approving the renewal of Liquor License #1219-33-020-005, S & F Real Estate Inv. LLC, t/a Sean's Pub N' Grub, 50 Deerfield Road, Parlin, NJ for the 2026-2027 Licensing Term.
- 2026-160 Resolution calling upon the State of NJ, the NJ Department of the Treasury, The New Jersey Legislature, Healthcare Regulators, Insurance Carriers, Pharmacy Benefit Mangers and other appropriate entities to review and enact meaningful reforms to address unsustainable public employee healthcare costs impacting municipal and school district budgets.
- 2026-161 Authorizing the execution of a Settlement Agreement in the Moat v Borough of Sayreville litigation case.

8. CORRESPONDENCE:

- A. Departmental Reports for April, 2026.
- B. Minutes from Boards/Commissions:
1. Cultural Arts Council – March 5, 2026 and April 2, 2026.
 2. Recreation Advisory Board – March 5, 2026.
 3. Rent Leveling Board – May 12, 2026.
 4. Human Releations Commission – April 30, 2026.
 5. Planning Board – April 15, 2026
- C. Retirement/Resignations received from the following:
1. Ernest Morgan from Plumbing Sub-code Official effective June 1, 2026.
 2. Corey Ransom from Laborer 1 in the Water Dept. effective May 29, 2026.
- D. 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 one family home at 30 Boehmhurst Avenue.
 2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on June 24, 2026 at 7:30pm for a proposed 12'x16' shed at 27 Adam Blvd.
 3. Notice of Virtual Public Hearing to be held before the Middlesex County Board of County Commissioners on May 27, 2026 at 6:30pm to amend the inclusion in the Middlesex County Solid Waste Management Plan of the Medical Waste Facility to increase the capacity to 290 tons/day.

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. AGENDA ITEMS

- Admin. & Finance

1) Application for Social Affair Permit received from the following:

- a) Morgan Hose & Chemical Co. No. 1 to serve beer and wine at their 100th Anniversary Celebration on August 1st from 12:00pm – 6:00pm at Burke's Park.

- Approve/Deny



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- Planning & Zoning

- Public Safety

- 1) Coin toss request for the corner of Washington & Ernston Road received from the following:
 - a) SBC Riverdogs 12U Grey on June 13th & 14th. - Approve/Deny
- 2) Authorization to award a contract to Magic Touch Construction Company, Inc. of Keyport, NJ through MOESC Co-op #289MOESC24-58 Plumbing; 26-13 Renewal 25-27 Holding Cell Maintenance and Improvements in an amount not to exceed \$226,394.52. - Resolution Needed
- 3) Memorializing an Emergency Purchase of a replacement UPS for the Raritan Avenue radio tower from SHI International Corp. of Somerset, NJ through Bergen County Co-op BC-Bid 24-38 Computer Equipment and Peripherals in an amount not to exceed \$21,341.21. - Resolution Needed
- 4) Application for membership as a Firefighter received from the following:
 - a) Oskar Kozikowski accepted by Engine Co. #1 at their May 8, 2026 meeting. - Approve/Deny

- Public Works

- 1) Authorization to increase the contract rate for GK Landscaping to \$103,166.44 in accordance with N.J.S.A. 40A:11-15. - Resolution Needed
- 2) Authorization to award a contract to LBJ Interior Solutions, LLC of Eatontown, NJ thorough ESCNJ Contract #65MCECCPS #23/24-14 to repair and replace flooring in the Department of Public Works and Senior Center in an amount not to exceed \$47,333.05. - Approve/Deny
- 3) Authorization to purchase a sweeper from MTE Equipment Solutions, Inc. of New Milford, CT through ESCNJ Contract #22/23-12 in an amount not to exceed \$51,923.20. - Approve/Deny
- 4) Authorization to award a non-fair and open contract to EMR Power Systems, LLC of Trenton, NJ for generator maintenance in an amount not to exceed \$35,379.87. - Approve/Deny

- Recreation

- 1) Request received from Masjid Sadar to have all fees waived their Prayer Service on May 27, 2026. - Approve/Deny

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) Golden Age Development Group LLC (Regents Wharf) – Bond Release Request (Report Attached). - Resolution Needed
- 2) 2026 Well Maintenance and Redevelopment Services – Receipt of Bids (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.**