

RESOLUTION #2025-145

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 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.

Kennedy O'Brien, Mayor

Daniel Balka, Councilman

Donna Roberts, Councilwoman

Michael Colaci, Councilman

Stanley Synarski, Councilman

Mary J. Novak, Councilwoman

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.

Borough Attorney

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-146
DECLARE BLOCK 447.07, LOT 15 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM January 17, 2025

WHEREAS, the Tax Assessor, by way of a May 9, 2025 memorandum, has requested that the Borough Council cancel the taxes due from January 17, 2025 through June 30, 2025 for the property known as Block 447.07, Lot 15 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 January 17, 2025 through June 30, 2025 for Block 447.07 Lot 15.
2. That the Borough Council hereby declares Block 447.07, Lot 15 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.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-147

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of bids for Electrical Work and Repairs, as needed.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-148

WHEREAS, on June 4, 2025 the Mayor and Council of the Borough of Sayreville, have received bids for various Water Department Chemicals, and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$1,319,733.75 is available in Account No. 5-05-55-120-368.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025, that:

1. Contract for “Water Department Chemicals” be awarded to the following:

- Kemira Water Solutions – Ferric Chloride \$43,575.00
- Carmeuse – Hydrated Lime \$474,100.00
- Univar Solutions – Sodium Hypochlorite \$737,500.00, Sodium Bisulfite \$5,800.00, Sodium Hydroxide \$18,315.00
- George S. Coyne Chemical – Sulfuric Acid \$17,671.25, Citric Acid \$22,772.50

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

FUNDS CERTIFEID BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-149

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: 2023 Roadway Paving and Reconstruction Project – Phase I
- Contractor: Stilo Excavation, Inc.
2907 S. Clinton Avenue
South Plainfield, NJ 07080
- Net Decrease: \$317,295.88
- 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.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-150
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: 2023 Roadway Paving and Reconstruction Project – Phase I
- Contractor: Stilo Excavation, Inc.
2907 S. Clinton Avenue
South Plainfield, NJ 07080
- Balance Due \$10,460.88

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 \$78,456.62 and the approval of same as to form and sufficiency by the Borough Attorney.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-151

WHEREAS, Mark Moniello has posted a landscaping bond in the amount of \$600.00 for Block 168.04, Lot 12, Patton Drive;

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 the release of said bond.

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

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-152

WHEREAS, on May 13, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Improvements to Jerry Ust Recreation Complex”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$3,688,057.00 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025 that:

1. Contract for the “Improvements to Jerry Ust Recreation Complex” be awarded to Precise Construction, Inc., 1016 Highway 33, Freehold, NJ 07728 on their bid price with deletion items of \$3,688,057.00, subject to the waiver of minor irregularities.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-153

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a contract to purchase and install sports lighting at Jerry Ust Recreational Complex from Musco Sports Lighting, LLC, 100 1st Avenue West, Oskaloosa, IA 52577 through Education Services Commission Co-op Contract #24/25-06 in an amount not to exceed \$721,140.00.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$721,140.00 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-154

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a contract to purchase and install turf field at Jerry Ust Recreational Complex from Field Turf USA, Inc., 175 N. Industrial Blvd. NE, Calhoun, GA 30701 through Keystone Purchasing Network Contract #KPN 202401-01 in an amount not to exceed \$461,997.47.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$461,997.47 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-155

WHEREAS, on June 5, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “2024 Roadway Paving and Reconstruction Project – Phase I”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$1,889,668.00 is available in Account No. C-04-55-037-210.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025 that:

1. Contract for the “2024 Roadway Paving and Reconstruction Project – Phase I” be awarded to MECO, Inc., P.O. Box 537, Clarksburg, NJ 08510 on their bid price of \$1,889,668.00, subject to the waiver of minor irregularities.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

FUNDS CERTIFEID BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-156

**A RESOLUTION APPROVING THE EXTENSION OF THE PLENARY
RETAIL CONSUMPTION LIQUOR LICENSE (1219-33-058-008)
FOR STEVEN MITNICK, ASSIGNEE FOR THE BENEFIT OF
CREDITORS OF PURE EVENT CENTER, INC.**

WHEREAS, an application has been received by the Borough Clerk for an extension of the Plenary Retail Consumption Liquor License #1219-33-058-008 in the Borough of Sayreville (the "License"), filed by Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., the current holder of the license; and

WHEREAS, Pure Event Center, Inc., the License holder, was engaged in the business of offering entertainment services for weddings, bar/bat mitzvahs and other social events, with its place of business being located at 1970 NJ Route 35, South Amboy, New Jersey; and

WHEREAS, in connection with a probate matter pending in the New Jersey, Union County Surrogate's Court, entitled In the Matter of the General Assignment for the Benefit of Creditors of: Pure Event Center, Inc., Docket No. T5514, Pure Event Center, Inc., assigned all of its assets and estates to Steven Mitnick, Esq., in trust for the benefit of its creditors, which includes the License; and

WHEREAS, the License expired as of June 30, 2024; and

WHEREAS, Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., filed the application with the Borough for an extension of the License in connection with a potential future sale and/or transfer of the License in order to satisfy all claims of creditors; and

WHEREAS, the application for the extension of the License has been reviewed and investigated by the appropriate Borough officials, which has been found to be satisfactory; and

WHEREAS, subject to the terms and conditions set forth herein, the Mayor and Borough Council find it to be appropriate to grant the application for the extension of the License.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville, County of Middlesex, and State of New Jersey, that the Borough hereby authorizes and approves the application for the extension of the Plenary Retail Consumption Liquor License #1219-33-058-008, now held by Pure Event Center, Inc., with the application having been filed by Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., subject to the following terms and conditions:

1. The applicant shall obtain any and all special permits from the New Jersey Division of Alcoholic Beverage Control that may be required for the extension of the License.

2. The applicant, or other appropriate person or entity, shall file the required person-to-person and/or place-to-place application(s) in connection with any future sale or other transfer of the License in connection with the satisfaction of the creditors' claims.
3. The applicant shall, if applicable and required, obtain any and all approvals/orders from the New Jersey Superior Court in connection with the extension of the License, and any future sale or other transfer of the License.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are hereby authorized to take all required actions to effectuate the authorizations in this Resolution.

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

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-157

Approval to submit a Grant Application and execute a Grant Agreement with the New Jersey Department of Transportation for the Johnsons Lane Roadway Improvements Project

WHEREAS, the Borough Engineer has recommended the submission of an application for a grant related to a project within the Borough of Sayreville which would fall into the category of projects covered by the Fiscal Year 2026 Municipal Aid Program promulgated by the NJDOT Transportation Trust Fund; and

WHEREAS, the Borough Council believes that it is in the best interests of its residents to submit applications for possible grant funds from the Transportation Trust Fund for projects recommended by the Borough Engineer.

NOW, THEREFORE, BE IT RESOLVED that Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED, that the Mayor and Council are hereby authorized to submit an electronic grant application identified as MA-2026-Johnsons Lane Roadway Improvements-00214 to the New Jersey Department of Transportation on behalf of the Borough of Sayreville.

BE IT FURTHER RESOLVED, that the Mayor and Clerk are hereby authorized to sign the grant application on behalf of the Borough of Sayreville and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-158
**Approval to submit a Grant Application and execute a
Grant Agreement with the New Jersey Department of Transportation
for the Bordentown Avenue Pedestrian Improvements Project**

WHEREAS, the Borough Engineer has recommended the submission of an application for a grant related to a project within the Borough of Sayreville which would fall into the category of projects covered by the Fiscal Year 2026 Municipal Aid Program promulgated by the NJDOT Transportation Trusts Fund; and

WHEREAS, the Borough Council believes that it is in the best interests of its residents to submit applications for possible grant funds from the Transportation Trust Fund for projects recommended by the Borough Engineer.

NOW, THEREFORE, BE IT RESOLVED that Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor and Council are hereby authorized to submit an electronic grant application identified as SST-2026-Bordentown Avenue Pedestrian Improvements-00020 to the New Jersey Department of Transportation on behalf of the Borough of Sayreville.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant application on behalf of the Borough of Sayreville and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-159

WHEREAS, Costa Verde Corporation, is the holder of Plenary Retail Consumption License No. 1219-33-019-009 issued by the Mayor and Council of the Borough of Sayreville as the Issuing authority for premises located at Route 9 & 35, South Amboy, NJ 08879; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 licensing term; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License No. **1219-33-019-009, Costa Verde Corporation, t/a Costa Verde Restaurant**, located at U.S. Routes 9 & 35, South Amboy, NJ 08879 in the Borough of Sayreville be and the same is hereby renewed for the 2025-2026 license term.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-160

WHEREAS, Fernandes 3, LLC, t/a Fernandes 3 Steakhouse is the holder of Plenary Retail Consumption License #**1219-33-060-009** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 1776 Highway #35, South Amboy, NJ 08879; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-060-009, Fernandes 3, LLC, t/a Fernandes 3 Steakhouse;** and

WHEREAS, the applicant has complied with all the necessary requirements including the payment of fees in accordance with the State Statute.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License **1219-33-060-009 Fernandes 3, LLC, t/a Fernandes 3 Steakhouse,** located at 1776 Highway #35, South Amboy, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-161

WHEREAS, S & F Real Estate Inv. LLC, is the holder of Plenary Retail Consumption License No. 1219-33-020-005 issued by the Mayor and Council of the Borough of Sayreville as the Issuing authority for premises located at 50 Deerfield Road, Parlin, NJ 08859; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License No. **1219-33-020-005 S & F Real Estate Inv. LLC, t/a Sean's Pub N' Grub**, located at 50 Deerfield Road, Parlin, NJ 08859 in the Borough of Sayreville be and the same is hereby renewed for the **2025-2026 license term**.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-162

WHEREAS, Sayreville PRII Liquor License I, LLC, is the holder of Plenary Retail Consumption License #**1219-33-051-006**, a **pocket license** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for the **2025-2026 license term**; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED THAT Plenary Retail Consumption License Number 1219-33-051-006, Sayreville PRII Liquor License I, LLC (pocket license) is hereby renewed for **the 2025-2026 license year**;

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the Division of Alcohol Beverage Control, Licensing Bureau, 140 East Front Street, P. O. Box 087, Trenton, New Jersey

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately and/or as required by law.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-163

WHEREAS, Sayreville PRII Liquor License II, LLC, is the holder of Plenary Retail Consumption License #**1219-33-004-004, a pocket license** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for the **2025-2026 license term**; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc; and

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED THAT Plenary Retail Consumption License Number 1219-33-004-004, Sayreville PRII Liquor License II, LLC (pocket license) is hereby renewed for **the 2025-2026 license year**;

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the Division of Alcohol Beverage Control, Licensing Bureau, 140 East Front Street, P. O. Box 087, Trenton, New Jersey

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately and/or as required by law.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-164

WHEREAS, Ayush & Chandi Corp. it the holder of Plenary retail Consumption License # 1219-33-006-008 issued by the Mayor and Council of the Borough of Sayreville as the Issuing Authority for premises located at 881 Main Street, Sayreville, NJ; and

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the renewal of Plenary Retail Consumption License No. **1219-33-006-008 Ayush & Chandni Corp. t/a Main St. Liquors;** and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.:

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License No. **1219-33-006-008 Ayush & Chandni Corp. t/a Main St. Liquors,** in the Borough of Sayreville be and the same is hereby renewed for the **2025-2026** license term.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-165

WHEREAS, Krupa South Amboy, LLC is the holder of Plenary Retail Distribution License #1219-44-035-005 issued by the Mayor and Council of the Borough of Sayreville as the Issuing Authority for premises located at 467 South Pine Avenue, South Amboy, NJ; and

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 renewal of Plenary Retail Distribution License No. **1219-44-035-005 Krupa South Amboy, LLC, t/a The Liquor Shed**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.:

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Distribution License No. **1219-44-035-005 Krupa South Amboy, LLC, t/a The Liquor Shed**, located at 467 South Pine Avenue, South Amboy, NJ 08879 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-166

WHEREAS, Marullo 3, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-056-009 (the "Licensee"), issued by the Council of the Borough of Sayreville as the Issuing authority (the 'Issuing Authority') for premises located at 777 Washington Road, Parlin, NJ; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc; and

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED THAT Plenary Retail Consumption License Number 1219-33-056-009, Marullo 3, LLC is hereby renewed for the 2025-2026 license year.

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the Division of Alcohol Beverage Control, Licensing Bureau, 140 East Front Street, P. O. Box 087, Trenton, New Jersey

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately and/or as required by law.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-167

WHEREAS, DeJaVu3, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-021-010 issued by the Council of the Borough of Sayreville as the Issuing authority for premises located at 1979 Highway No. 35, South Amboy, NJ 08879; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc; and

BE IT FURTHER RESOLVED THAT plenary retail consumption license number 1219-33-021-010, DeJaVu3, LLC is hereby renewed for the 2025-2026 license year, ***subject to the following conditions as contained in Appendix A, attached hereto and made part thereof***

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the following:

- a. Licensing Bureau
 Division of Alcohol Beverage Control
 140 East Front Street
 P. O. Box 087
 Trenton, New Jersey 08625-0087

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately and/or as required by law.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

APPENDIX A

CONDITIONS TO REMAIN ON P.R.C.L. # 1219-33-021-010

Deja Vu3, LLC

BE IT FURTHER RESOLVED THAT Plenary Retail Consumption License Number 1219-33-021-010, is renewed to Deja Vu3, LLC, subject to the following conditions remaining on the license:

1. Licensee solely operates this license at the site as a Restaurant with a Bar.
2. The theme of the facility is an Asian/Mexican food driven facility, with the trade name of "Juan Lee" which is indicative of its food theme.
3. Licensee will be permitted to open seven (7) days a week.
4. Licensees hours of operation will be:
 - Sunday through Wednesday from 12:00 Noon to 12:00 A.M. closing.
 - Thursday, Friday and Saturday from 12:00 Noon to 1:00 A.M. closing.
5. The Licensee will only market and use the facility and license as a restaurant and not as a nightclub. There is to be no outside promoters hired and there will be no promotion or marketing of nightlife events.
6. Licensee will ensure alcoholic beverages are only consumed inside the establishment and will strictly enforce a policy that prohibits open containers of alcoholic beverages outside the premises, including but not limited to the sidewalk and in the parking lot.
7. Licensee is to post signage at the EXIT doors stating: NO ALCOHOLIC BEVERAGES ARE PERMITTED BEYOND THIS POINT".
8. Licensee shall install signage inside the Licensed Premises, at or adjacent to the entrance to the premises, which will provide in bold letters "**Illegal Conduct Will Not Be Tolerated**".
9. There will be no dance floor, so therefore, there is to be no equipment or furniture moved or reconfigured to provide for a dance floor surface and no tables and chairs will be removed from the dining area at any point during the hours of operation.
10. There will be no live entertainment permitted, including but not limited to bands, DJ's, dancers, comedy performers, etc.
11. Licensee shall continue to implement and provide valet parking for its patrons on all nights of operation. The Chief of Police may grant a waiver, on occasion, of the valet parking requirement if the Licensee demonstrates, to the reasonable satisfaction of the Chief of Police, that Licensee's level of occupancy on a specific occasion is anticipated to be significantly less than the legal occupancy so as to satisfy the Chief that valet parking will not be necessary on such specific occasion. The granting of any such waiver on one occasion shall not entitle the Licensee to such a waiver on any other

occasion, without the approval of the Chief of Police.

12. The above-described valet parking requirement shall remain in effect unless and until a recommendation for other appropriate traffic control procedures, developed by a licensed traffic or civil engineer or consultant at Licensee's expense, is received and approved by the Mayor and Council as a substitute measure.
13. Licensee shall institute a policy and instruct its parking lot attendants and employees to abide by a policy that requires that, when the parking facilities used by the Licensed Premises are at full capacity, any additional cars seeking to enter the parking lots shall be "waved off" by parking lot attendants in order to ensure that traffic jams do not occur but that such traffic continues to move through and out of the area of the Licensed Premises when there are no legal spaces available in the Licensed Premises lots to accommodate additional cars.
14. Licensee shall coordinate with the Police Department to determine whether and how many security employees are required based on the number of patrons expected. All such security personnel, except those acting in an undercover capacity, shall wear clothing that permits ready identification by members of the Sayreville Police Department. Licensee agrees to submit security shirt design to the Police Department.

Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2025-168

WHEREAS, Shree Ram Enterprises, LLC, is the holder of Plenary Retail Consumption License #1219-33-025-011 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premise located at 3067 Bordentown Avenue, Parlin, NJ; and

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 renewal of Plenary Retail Consumption License No. **1219-33-025-011 Shree Ram Enterprises, LLC**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.:

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License No. **1219-33-025-011** held by **Shree Ram Enterprises, LLC**, located at 3067 Bordentown Avenue, Parlin, NJ 08859 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-169

WHEREAS, Bass Pro Outdoor World, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-030-006 (the “Licensee”), issued by the Council of the Borough of Sayreville as the Issuing authority (the ‘Issuing Authority’) for a “pocket license” in the Borough of Sayreville, New Jersey; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.; and

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED THAT Plenary Retail Consumption License Number **1219-33-030-006, Bass Pro Outdoor World, LLC (pocket license) is hereby renewed for the 2025-2026 license year**, subject to the following conditions as contained in the Special Ruling of the Alcoholic Beverage Control; and

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the Division of Alcohol Beverage Control, Licensing Bureau, 140 East Front Street, P. O. Box 087, Trenton, New Jersey

BE IT FURTHER RESOLVED THAT this Resolution shall take effect immediately and/or as required by law.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-170

**A RESOLUTION DESIGNATING 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 AN AREA IN NEED OF NON-CONDEMNATION
REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT
AND HOUSING LAW, AND AUTHORIZING THE SAYREVILLE
ECONOMIC AND REDEVELOPMENT AGENCY TO PREPARE
A REDEVELOPMENT PLAN.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (“LRHL”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Borough Planning Board was directed by the Borough Council

WHEREAS, the Borough Council, by Resolution No. 2024-229, adopted September 23, 2024, authorized and directed the Borough Planning Board (“Board”) to conduct a preliminary investigation in order to investigate whether the properties identified as Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02, and 7, Block, 14, Lot 1 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways (the “Study Area”) meet the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be determined to be a Non- Condemnation Area in Need of Redevelopment under LRHL; and

WHEREAS, the Board authorized and directed Veena M. Sawant, AICP, PP, to conduct the preliminary investigation, as well as prepare a report with maps and exhibits showing the boundaries of the Study Area; and

WHEREAS, Ms. Sawant conducted the preliminary investigation and prepared a Preliminary Investigation Report, dated May 21, 2025, with maps and exhibits showing the boundaries of the Study area and the location of the parcel therein, setting forth the basis of the investigation (the “Report”); and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on May 21, 2025, the Board conducted a public hearing on the preliminary investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the May 21st public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the May 21st public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 21, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” which was memorialized by way of Resolution adopted on May 21, 2025, which is attached hereto and made a part hereof; and

WHEREAS, having considered the Board’s recommendation and the supporting Report, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Borough Council now desires to designate the Study Area as a “non-condemnation area in need of redevelopment,” and to authorize and direct the Sayreville Economic and Redevelopment Agency (“SERA”) to prepare a draft redevelopment plan for the Study Area and to present same to the Borough Council for its consideration.

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

- (1) The foregoing recitals are incorporated herein as if set forth in full.
- (2) The Study Area, which consists of the properties identified as Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02, and 7, Block, 14, Lot 1 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non- Condemnation Area in Need of Redevelopment under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (3) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non- Condemnation Redevelopment Area”.
- (4) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.
- (5) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the

Department of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as a “non-condemnation area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

- (6) Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
- (7) A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are hereby authorized to take all required actions to effectuate the authorizations in this Resolution.

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

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-171

**A RESOLUTION DESIGNATING THE PROPERTIES IDENTIFIED AS
BLOCK 174, LOTS 1.01 AND 1.02, AS AN AREA IN NEED OF NON-
CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, AND AUTHORIZING THE
SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY TO
PREPARE A REDEVELOPMENT PLAN.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (“LRHL”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Borough Planning Board was directed by the Borough Council

WHEREAS, the Borough Council, by Resolution No. 2025-69, adopted January 6, 2025, authorized and directed the Borough Planning Board (“Board”) to conduct a preliminary investigation in order to investigate whether the properties identified as Block 174, Lots 1.01 and 1.02 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways (the “Study Area”) meet the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be determined to be a Non- Condemnation Area in Need of Redevelopment under LRHL; and

WHEREAS, the Board authorized and directed Veena M. Sawant, AICP, PP, to conduct the preliminary investigation, as well as prepare a report with maps and exhibits showing the boundaries of the Study Area; and

WHEREAS, Ms. Sawant conducted the preliminary investigation and prepared a Preliminary Investigation Report, dated May 21, 2025, with maps and exhibits showing the boundaries of the Study area and the location of the parcel therein, setting forth the basis of the investigation (the “Report”); and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on May 21, 2025, the Board conducted a public hearing on the preliminary investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the May 21st public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the May 21st public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 21, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” which was memorialized by way of Resolution adopted on May 21, 2025, which is attached hereto and made a part hereof; and

WHEREAS, having considered the Board’s recommendation and the supporting Report, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Borough Council now desires to designate the Study Area as a “non-condemnation area in need of redevelopment,” and to authorize and direct the Sayreville Economic and Redevelopment Agency (“SERA”) to prepare a draft redevelopment plan for the Study Area and to present same to the Borough Council for its consideration.

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

- (8) The foregoing recitals are incorporated herein as if set forth in full.
- (9) The Study Area, which consists of the properties identified as Block 174, Lots 1.01 and 1.02 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non- Condemnation Area in Need of Redevelopment under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (10) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non- Condemnation Redevelopment Area”.
- (11) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.
- (12) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as a “non-condemnation area in need of

redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

- (13) Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
- (14) A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are hereby authorized to take all required actions to effectuate the authorizations in this Resolution.

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

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O’Brien
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-172

BE IT RESOLVED that the Borough Resolution No. 2025-110 adopted on May 12, 2025, is hereby rescinded, and following person is hereby appointed to the following:

NAME OF APPOINTEE: Thomas Waszkielewicz
POSITION: Deputy Tax Assessor
DEPARTMENT: Tax Assessor
EFFECTIVE: May 27, 2025

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted thereunder fixing the compensation to be paid municipal employees and that this appointment be made subject to all the rules and regulation of the New Jersey Department of Personnel.

WHEREAS, N.J.S.A. 40A:9-148 provides for the appointment of a Deputy Tax Assessor.

WHEREAS, said appointment of Thomas Waszkielewicz as Deputy Tax Assessor is effective starting 5/27/2025 through 6/30/2025 and continuing from 7/1/2025 through 6/30/2029.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-173

WHEREAS, Peekay Liquors, LLC, t/a The 404 Bar, is the holder of Plenary Retail Consumption License #**1219-33-024-007** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 404 Washington Road, Sayreville, NJ; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-024-007, Peekay Liquors, LLC**; and

WHEREAS, said applicant has complied with the necessary requirements including payment of fees, etc.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, as follows:

1. That Plenary Retail Consumption License **1219-33-024-007 Peekay Liquors, LLC**, located at 404 Washington Road, Sayreville, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-174
**RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO
THE NJ DEPARTMENT OF COMMUNITY AFFAIRS FOR IMPROVEMENTS
AT JERRY UST RECREATION COMPLEX**

WHEREAS, the Borough of Sayreville desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$500,000.00 to carry out a project to upgrade the Jerry Ust Complex.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Sayreville:

- 1) that the Borough of Sayreville does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Sayreville and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they are or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

(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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						