



# *The Borough of Sayreville*

## REGULAR/AGENDA MEETING

June 16, 2025

### 1. CALL TO ORDER

- Short Prayer
- Salute to Flag
- Statement of Publication
- Roll Call

### 2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

☞ May 27, 2025 - Regular/Agenda Session

### 3. PROCLAMATION & PRESENTATIONS:

- ❖ Parks & Recreation Month Proclamation
- ❖ Shade Tree Art Contest Winners

### 4. EXECUTIVE SESSION:

- ❖ Attorney-Client Privilege - Contract Negotiations - Environmental Legal Counsel

### 5. OLD BUSINESS:

- Resolution received from the Sayreville Planning Board following a meeting on May 21, 2025 recommending Block 174, Lots 1.01 & 1.02 be designated as an Area in Need of Redevelopment.
- Resolution received from the Sayreville Planning Board following a meeting on May 21, 2025 recommending Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02 and 7, and Block 14, Lot 1 be designated as an Area in Need of Redevelopment.
- Public Hearing on the following Ordinances:
- Appointments

### 6. NEW BUSINESS:

- Introduction of the following ordinances:

### 7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- |          |   |
|----------|---|
| 2025-145 | Resolution approving bills for payment.   |
| 2025-146 | Authorizing the Tax Collector to refund 2025 taxes in the amount of \$5,542.87 and cancelling all subsequent billed taxes, due to 100% Disabled Veteran Tax Exemption, covering Block 447.07, Lot 15.   |
| 2025-147 | Authorizing the Qualified Purchasing Agent to advertise for receipt of bids for Electrical Work and Repairs, as needed.   |
| 2025-148 | Awarding contracts covering the following Water Department Chemicals: <ul style="list-style-type: none"><li>• Kemira Water Solutions – Ferric Chloride 43,575.00</li><li>• Carmeuse – Hydrated Lime \$474,100.00</li><li>• Univar Solutions – Sodium Hypochlorite \$737,500.00, Sodium Bisulfite \$5,800.00, Sodium Hydroxide \$18,315.00</li><li>• George S. Coyne Chemical – Sulfuric Acid \$17,671.25, Citric Acid \$22,772.50</li></ul> |
| 2025-149 | Approving Closeout Change Order No. 1 for Stilo Excavation for the 2023 Roadway Paving and Reconstruction – Phase I project which reduces the contract amount from \$840,340.00 to \$523,044.12 which represents a net decrease of \$317,295.88.  |



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- 2025-150      Accepting the work, closing out the contract, and issuing final payment in the amount of \$10,460.88 to Stilo Excavation, Inc for the 2023 Roadway Paving and Reconstruction – Phase I project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$78,456.62.
- 2025-151      Releasing landscaping bond in the amount of \$600.00 for Block 168.04, Lot 12, 34 Patton Drive since all of the previously outstanding work has been satisfactorily completed.
- 2025-152      Awarding the Contract for the Improvements to Jerry Ust Recreational Complex to Precise Construction, Inc. of Freehold for their low bid price with deletion items of \$3,688,057.00.
- 2025-153      Awarding a contract for the purchase and installation of Sports Lighting at the Jerry Ust Recreational Complex Project from Musco Sports Lighting, LLC through ESCNJ Contract 24/25/06 in amount not to exceed \$721,140.00.
- 2025-154      Awarding a contract for the purchase and installation of the turf field at the Jerry Ust Recreational Complex Project from Field Turf USA, Inc. through Keystone Contract KPN 202401-01 in amount not to exceed \$461,997.47.
- 2025-155      Awarding the Contract for the 2024 Roadway Paving and Reconstruction Project – Phase I to MECO, Inc. of Clarksburg, NJ for their low bid price of \$1,163,183.50 subject to wavier of minor irregularities.
- 2025-156      Authorizing the extension of Liquor License #1219-33-058-008 for Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc.
- 2025-157      Authorizing the submission of a Grant Application and execution of a Grant Agreement with the New Jersey Department of Transportation Fiscal Year 2026 Municipal Aid Program for the Johnsons Lane Roadway Improvements Project.
- 2025-158      Authorizing the submission of a Grant Application and execution of a Grant Agreement with the New Jersey Department of Transportation Fiscal Year 2026 Municipal Aid Program for the Bordentown Avenue Pedestrian Improvements Project.
- 2025-159      Approving the renewal of Liquor License #1219-33-019-009, Costa Verde Corp. t/a Costa Verde Restaurant, Rt. 9 & 35, South Amboy, NJ for the 2025-2026 Licensing Term.
- 2025-160      Approving the Renewal of Liquor License #1219-33-060-009, Fernandes 3, LLC, t/a Fernandes 3 Steakhouse, 1776 Highway 35, South Amboy, NJ for the 2025-2026 License Term.
- 2025-161      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 2025-2026 Licensing Term.



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- 2025-162 Approving the renewal of Liquor License #1219-33-051-006, Sayreville PRII Liquor License I, LLC (pocket license) for the 2025-2026 Licensing Term.
- 2025-163 Approving the renewal of Liquor License #1219-33-004-004, Sayreville PRII Liquor License II, LLC (pocket license), for the 2025-2026 Licensing Term.
- 2025-164 Approving the renewal of Liquor License #1219-33-006-008, Main St. Liquors, 881 Main St., Sayreville, NJ for the 2025-2026 Licensing Term.
- 2025-165 Approving the Renewal of Liquor License #1219-44-035-005, Krupa South Amboy, LLC t/a The Liquor Shed, 467 So. Pine Ave., South Amboy, NJ for the 2025-2026 Licensing Term.
- 2025-166 Approving the renewal of PRCL #1219-33-056-009 issued to Marullo 3, LLC, 777 Washington Road, Parlin, Sayreville, NJ for the 2025-2026 license term.
- 2025-167 Approving the renewal of Liquor License #1219-33-021-010, DejaVu3, t/a Deko, (Pocket License) with Conditions for the 2025-2026 Licensing Term.
- 2025-168 Approving the renewal of Liquor License #1219-33-025-011 Shree Ram Enterprises, LLC, 3067 Bordentown Avenue, Parlin, NJ for the 2025-2026 License Term.
- 2025-169 Approving the Renewal of Liquor License #1219-33-030-006, Bass Pro Outdoor World, LLC (Pocket License) for the 2025-2026 Licensing Term.
- 2025-170 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-Condensation Redevelopment and authorizing the Sayreville Economic Redevelopment Agency to prepare a Redevelopment Plan.
- 2025-171 Designating the properties identified as Block 174 Lots 1.01 and 1.02 as an area in need of Non-Condensation Redevelopment and authorizing the Sayreville Economic Redevelopment Agency to prepare a Redevelopment Plan.
- 2025-172 Rescinding Resolution #2025-110 and appointing Thomas Waszkielewicz as Deputy Tax Assessor, effective May 27-June 30, 2025 and July 1, 2025-June 30, 2029.
- 2025-173 Approving the Renewal of Liquor License #1219-33-024-007, Peekay Liquors, LLC, t/a The 404 Bar, 404 Washington Road, Sayreville, NJ for the 2025-2026 Licensing Term.
- 2025-174 Authorizing the submission and acceptance of a Grant Application to the NJ Department of Community Affairs for Improvements at the Jerry Ust Recreation Complex for approximately \$500,000.00.



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### 8. CORRESPONDENCE:

- A. Departmental Reports for May, 2025
- B. Minutes from Boards/Commission
  - 1. Shade Tree Commission – May 15, 2025.
  - 2. Rent Leveling Board – June 10, 2025.
- C. Retirement/Resignations received from the following:
  - 1. Moira McCormack from Cultural Arts Council effective immediately
  - 2. Gaurang Raval from Shade Tree Commission effective immediately.
- D. Notice of Public Hearing:
  - 1. Notice of Public Hearing to be held before the Sayreville Planning Board on June 18, 2025 at 7:30pm seeking Preliminary and Final Major Site Plan Approval for a bus service and maintenance operation located at 2069 Highway 35.
  - 2. Notice of Public Hearing to be held before the Township of East Brunswick Planning Board on June 18, 2025 at 7:00pm on the adoption of the Township's Fourth Round Housing Element and Fair Share Plan.

### 9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PLANNING & ZONING – Councilman Zebrowski**
- **PUBLIC SAFETY – Councilman Colaci**
- **PUBLIC WORKS – Councilwoman Novak**
- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
- **RECREATION – Council President Roberts**
- **MAYOR – Kennedy O'Brien**

### 10. GENERAL DISCUSSION AGENDA ITEMS

#### **- Admin. & Finance**

- 1) Authorization to amend the Shade Tree ordinance. - Ordinance Needed
- 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) Block 32.03, Lot 14 in the amount of \$8,532.66. - Resolution Needed

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

#### **- Public Safety**

- 1) Application for membership as a Firefighter received from the following:
  - a) Richard Ramos Castro accepted by Morgan Hose & Chemical Co. No. 1 at their May 1, 2025 meeting. - Approve/Deny
- 2) Request to travel received from the following:
  - a) Melrose Hose Co. No. 1 to attend training on August 6 & 7, 2025 in Jersey City. - Approve/Deny

#### **- Public Works**

- 1) Authorization to enter into a Interlocal Agreement with Middlesex County for disposal of paint. - Resolution Needed



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- 2) Authorization to extend groundskeeping contracts with Krzyz Landscaping and Custom Care Services for one (1) additional year term and increasing the contract rate for Krzyz Landscaping to \$101,852.48 in accordance with NJSA 40A:11-15.  
- Resolution Needed
- 3) Authorization to purchase 95 Gallon Automated Garbage Cans from IPL North America through HGAC Contract RC-21 in an amount not to exceed \$41,372.23.  
- Approve/Deny
- 4) Requests received to hold a block party from the following:
  - a) Residents of Cleveland Avenue on July 5, 2025 from 11am-11pm.  
- Approve/Deny

### **- Recreation**

- 1) Application for Special Event received from the following:
  - a) South Amboy/Sayreville Rotary to conduct a Car Show at the VFW located at 575 Jernee Mill Road on June 29, 2025 from 10am-4pm. - Approve/Deny

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

#### ➤ **Business Administrator – Glenn Skarzynski**

#### ➤ **C.F.O. – Danielle Maiorana**

- 1) Authorization to amend the 2025 Local Municipal Budget for the following:
  - DCA Grant – Jerry Ust Recreational Complex - \$500,000.00
  - 2025 Clean Communities Grant - \$103,117.49
  - 2025 Recycling Enhancement Grant \$10,000.00 - Resolution Needed

#### ➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Borough Hall Walkway Improvement – Receipt of Bids (Verbal Report).

#### ➤ **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.***