

**RESOLUTION #2025-175**

**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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-176**  
**DECLARE BLOCK 32.03, LOT 14 AS TAX EXEMPT AND TO**  
**CANCEL TAXES DUE FROM AUGUST 26, 2024**

**WHEREAS**, the Tax Assessor, by way of a June 10, 2025 memorandum, has requested that the Borough Council cancel the taxes due from August 26, 2024 through July 31, 2025 for the property known as Block 32.03, Lot 14 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 August 26, 2024 through July 31, 2025 for Block 32.03 Lot 14.
2. That the Borough Council hereby declares Block 32.03, Lot 14 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 #2025-177**

**BE IT AND IT IS HEREBY RESOLVED** that the proper borough officials are hereby authorized and directed to execute an Inter-Local Service Agreement between the Borough of Sayreville and the County of Middlesex for disposal of paint at Fort Grumpy for all Middlesex County residents for a period of five (5) years.

\_\_\_\_\_  
(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

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-178**

**WHEREAS**, on April 20, 2023 the Mayor and Council of the Borough of Sayreville, have received bids for Groundskeeping Services of Various Borough Properties; and

**WHEREAS**, the Borough of Sayreville is desirous of exercising its right to renew the contract; and

**WHEREAS**, Krzyz Lawn Care LLC had indicated their interest in extending their terms of the aforesaid contract; and

**WHEREAS**, that the Chief Financial certifies that funding in the amount of \$101,852.48 is available in Account No. 5-01-28-375-228.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Sayreville that the terms and conditions of the current contract with Krzyz Lawn Care LLC be increased to \$101,852.48 in accordance with NJSA 40A:11-15.

\_\_\_\_\_  
(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 #2025-179**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget of the year 2025 in the sums contained in Section 2 which are now available as revenue from the following sources:

**SECTION 2.**

**2025 Clean Communities Grant \$103,117.49**

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution 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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-180**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget of the year 2025 in the sums contained in Section 2 which are now available as revenue from the following sources:

**SECTION 2.**

**FY 2025 Jerry Ust Grant    \$500,000.00**

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution 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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-181**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation of equal amount:

**SECTION 1.**

**NOW THEREFORE, BE IT RESOLVED** that the Mayor and Council of the Borough of Sayreville in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget of the year 2025 in the sums contained in Section 2 which are now available as revenue from the following sources:

**SECTION 2.**

**2025 Middlesex County Recycling Enhancement Grant      \$10,000.00**

**SECTION 3.**

**BE IT FURTHER RESOLVED** that this resolution 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

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-182**

**WHEREAS**, on July 8, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Borough Hall Walkway Improvements”; and

**WHEREAS**, that the Chief Financial certifies that funding in the amount of \$217,950.60 is available in Account No. G-03-04-220-170.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council on this 21<sup>st</sup> day of July, 2025 that:

1. Contract for the “Borough Hall Walkway Improvements” be awarded to Z Brothers Concrete Contractors, Inc. 304 Jernee Mill Road, Sayreville, NJ 08872 on their bid price with deletion items of \$217,950.60, 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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-183**

**WHEREAS**, pursuant to P.L. 2024, c.2, Borough of Sayreville is required to appoint a Municipal Housing Liaison for the oversight of administration of the Borough of Sayreville’s affordable housing program to enforce the requirements of the law and N.J.A.C. 5:80-26.1 et. seq.; and

**WHEREAS**, the Borough of Sayreville has amended Chapter 35 entitled Affordable Housing to provide for the appointment of a Municipal Housing Liaison to administer the Borough of Sayreville’s affordable housing program.

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the Borough of Sayreville in the County of Middlesex, and the State of New Jersey that Zachariah Schlichte is hereby appointed by the Governing Body of the Borough of Sayreville as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Sections 35-18 of the Borough of Sayreville’s Revised General Code.

\_\_\_\_\_  
(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 #2025-184**

**BE IT RESOLVED**, that the Mayor and Borough Clerk are hereby authorized and directed to extend a Shared Services Agreement with the Township of Woodbridge for a period of two years commencing June 29, 2024 through June 28, 2026 to provide various services on an as needed basis, including, but not limited to, maintenance and services from the Public Works Department to the Sayreville Department of Public Works in accordance with the terms and conditions set forth in the agreement.

\_\_\_\_\_  
(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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-185**

**WHEREAS**, Shiv Akshar, LLC (pocket license) is the holder of Plenary Retail Consumption License #1219-33-031-006 in the Borough of Sayreville; 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 the Mayor and Borough Council do hereby grant the renewal of Plenary Retail Consumption License No. 1219-33-031-006 (pocket license) to the licensee for the **2025-2026 license term**.

**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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

## **RESOLUTION #2025-186**

**WHEREAS, Peg & Pub, LLC**, is the holder of plenary retail consumption license number 1219-33-010-006, issued by the Mayor and Council of the Borough of Sayreville as 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.

**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 number 1219-33-010-006, Peg & Pub, LLC is hereby renewed for the 2025-2026 license year, subject to the following conditions as contained in the Settlement Agreement approved by Resolution #2010-138, adopted on June 28, 2010 (conditions c & d) and Resolution #2009-162 adopted on July 6, 2009 (conditions a & b) and remaining on the license:

(a) The licensee shall be required to employ at least one individual who is solely responsible for security of the licensed premises on Fridays and Saturdays between the hours of 7:00 p.m. and 2:00 a.m. or until closing. The licensee shall require all security staff (except for undercover security staff employed by the licensee) to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block lettering stating “SECURITY.” This measure is designed to ensure that security staffers constitute a visible, identifiable, and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the licensed premises and in the parking lot, to further assist police in identifying security personnel when patrolling or responding to complaints or calls.

(b) The licensee shall be responsible for ensuring that there will be no parking of motorcycles on the sidewalks adjacent to the licensed premises.”

(c) Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee’s parking lots and outside premises, as well as all residential areas within a five hundred (500’) feet radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o’clock in the morning (10 AM) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all litter, trash and other discarded items as may be generated by and/or associated with the Licensee’s operation. To the extent that residents within such five

hundred (500') feet radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee's sole cost. This measure is designed to alleviate any problems associated with the accumulation of empty beverage containers, cans, bottles and other debris that result from the operation of the Licensed Premises.

(d) Licensee shall cease all sales of alcohol at 1:30AM and shall cease the playing of all music at 1:45AM. This measure is designed to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the Licensed premises at the same time, resulting in loitering in and around the Licensed Premises and in the street, blocking traffic and inhibiting the dispersal of other patrons from the Licensed Premises and from the area;

**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.

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(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.

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Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

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Jessica Morelos, RMC  
 Municipal Clerk

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Kennedy O'Brien  
 Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-187**

**WHEREAS, Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc.,** is the holder of Plenary Retail Consumption License #**1219-33-058-009** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for a “pocket license”; and

**WHEREAS,** an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-058-009** held by Steven Mitnick, Assignee for the Benefit of Creditors Pure Event Center, Inc.; 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 RESOLVED,** by the Mayor and Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that this governing body hereby gives approval for the renewal of the Plenary Retail Consumption License with **conditions as contained in Appendix A**, License No. 1219-33-058-009, for the year **July 1, 2025 through June 30, 2026.**

\_\_\_\_\_  
(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						

## **EXHIBIT A**

### **CONDITIONS ON P.R.C.L. #1219-33-058-009** **PURE EVENT CENTER, INC.**

1. Licensee shall strictly enforce a policy that patrons who have been admitted to enter the Licensed Premises who subsequently exit the Licensed Premises will not be permitted to re-enter the Licensed Premises on the same day/evening. This measure is intended to address the Mayor and Council's previous finding that drug activity was noted on the Licensed Premises and in recognition of the fact that a practice of allowing patrons to exit and then re-enter the Licensed Premises facilitates drug activities by providing an opportunity for such persons to retrieve contraband from their vehicles for use and/or distribution inside and adjacent to the Licensed Premises. Additionally, this measure is intended to alleviate the problem of patrons loitering in and around the parking lot during Licensee's operating hours and engaging in illegal, disorderly or nuisance causing behaviors.
2. Licensee's security staff shall be required to obtain photo identification cards, prepared by the Sayreville Police Department, that must be kept on their persons at all times while employed at or located on Licensee's property. This measure is intended to alleviate difficulties encountered by police investigation complaints on the premises, in which members of the security staff are identified as either potential witnesses or suspects and is also designed in response to the findings of a previous ABC investigation in which it was discovered that some of the employees found on-site during the investigation were not properly entered in Licensee's employee records.
3. Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee's parking lots and other outside premises, as well as all residential areas within a five hundred (500) foot radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o'clock in the morning (10:00 a.m.) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all such litter, trash and other discarded items as may be generated by and/or associated with Licensee's operation. To the extent that residents within such five hundred (500) foot radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee's sole cost. This measure is designed to alleviate any problem associated with the accumulation of empty beverage containers, cans, bottles and other debris that results from the operation of the Licensed Premises. .

4. Licensee shall construct and maintain an 8' high solid fence at the rear property line mandated by the Planning Board Resolution dated March 2, 2016, before conducting any public event.
5. Licensee shall install "zero tolerance" signs inside the Licensed Premises, at or adjacent to the entry to the premises, containing language indicating that patrons will be prosecuted to the fullest extent of the law for any possession, sale or distribution of any drug, controlled substance or drug paraphernalia. This measure is designed to discourage drug activity occurring at or on the Licensed Premises.
6. Licensee shall install soundproofing equipment and/or take any other necessary steps to limit the escape of sound and vibration from the Licensed Premises, sufficient to ensure that no audible sounds is transmitted beyond the property line of the Licensed Premises. This measure is designed to alleviate concerns regarding noise levels as recounted from complaint received by members of the Council pertaining to the Licensed Premises.
7. Licensee shall keep all doors at the rear of the building closed.
8. Licensee shall cease all sales of alcohol at 1:30 a.m. and shall cease the playing of all music at 1:45 a.m. This measure is designated to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the Licensed Premises at the same time, resulting in loitering around the Licensed Premises and in the street, blocking traffic and inhibiting the dispersal of other patrons from the Licensed Premises and from the area.
9. Licensee shall require security staff, except for undercover security staff employed by Licensee, to wear clothing or uniforms which are highly visible and well-marked on the front and rear. This shall include orange shirts with black block letters stating "SECURITY". This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot to further assist police in identifying security personnel when patrolling or responding to complaints or calls.
10. Licensee shall institute a policy of providing security staff in a ratio of one (1) security employee for each fifty (50) patrons, and that such security personnel be stationed in the parking lot area of the premises at all times during the hours of operation to control and supervise the parking lot area, not only with regard to parking, but with regard to the conduct and behavior of the patrons while on the Licensed Premises. Licensee shall post a security guard in the rear parking lot during its hours of operation. Parking attendants and valet parking staff shall not count as "security staff" in

calculating the proper ratio of security staff to patrons. The ratio of one (1) security employee for every fifty (50) patrons is only for those security personnel who are being identified and/or are in uniform. Any undercover personnel that Licensee wishes to employ are in addition to the one per fifty patron security ratio. This measure is designed to ensure that the security staff employed by Licensee is sufficient to handle the numbers of patrons in attendance on a given night so as to constitute a visible, identifiable and adequate security presence, to discourage unlawful, disorderly or hazardous activities within the Licensed Premises and in the parking lot.

11. Licensee shall strictly enforce a policy to bar admittance to any patron who is not wearing a non-removable wristband, that has been provided to such patron by Licensee's valet parking attendant or parking supervisor, as evidence that the vehicle in which such patron arrived at the Licensed Premises has been parked in Licensee's parking lot. The only exception to this policy shall be for those patrons who demonstrate to Licensee before admittance that they hold a valid New Jersey motor vehicle license indicating that they reside within five hundred (500) feet of the Licensed Premises and have not arrived at the Licensed Premises in a motor vehicle. This condition is intended to restrict admittance to the Licensed Premises to only those patrons whose vehicles, as a driver or occupant thereof, are lawfully parked in Licensee's parking lot, in order to address issues raised by at the Planning Board regarding illegal parking, property trespass, loitering, and related nuisances.
12. Licensee shall institute a policy requiring its security staff to immediately report to the Sayreville Police Department any violations of Title 39 observed by such staff in and around the Licensed Premises, and to provide the Borough Clerk, on a monthly basis, with a list of all such reports made by the Licensee's security staff to police within the prior month.
13. On a weekly basis, Licensee shall deliver in person, mail, or fax a copy of the E-141-A list, commonly known as the employee list, to the Police Department. DJs, dancers and other entertainers are to be included as employees as per ABC rules.
14. Licensee shall provide a list of entertainers who are booked prior to the scheduled date. The information shall be delivered to the Sayreville Police Department at the time a contract is executed and signed and the information shall be delivered to the Sayreville Police Department as to the name of the outside entertainer employees.
15. Teen nights are prohibited.

16. All patrons will have their vehicles valet parked, and upon presenting proper ID, will receive a wristband. Once a person exits the premises, they cannot re-enter.
17. Occupancy shall be limited to six hundred (600) persons.
18. During the six months following June 30, 2016, no more than five (5) public events shall be permitted on the premises. Thereafter, no public events may be conducted without Planning Board Approval and subsequent amendment of this Condition.
19. Notice of all public events shall be provided to the Sayreville Police Department at least seventy two (72) hours in advance of any public event scheduled on the premises. Licensee shall participate in community meetings if requested by the Police Department.
20. During public events, the licensee shall submit to random noise level readings by the Sayreville Police Department.
21. Licensee shall provide independent noise level readings for every public event for review by the Police Department within 72 hours after the event. Noise levels must meet the State standards contained in N.J.A.C. 7:29-1, *et seq.*
22. All public events must be managed by the Licensee and not by a third party.
23. The applicant shall provide a security guard at the rear parking lot in order to prevent trespassing on the adjacent residential lots.

Dated: June 13, 2018

By Order of the Mayor and Council

**RESOLUTION #2025-188**  
**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING  
THE BOROUGH OF SAYREVILLE TO SUBMIT THE  
2025 ANNUAL ACTION PLAN TO HUD**

**WHEREAS**, the CDBG Committee proposes to use the 2025 allocation of \$227,914.00 from HUD for the following purposes:

- Public Infrastructure (Roads [Oak Street], Parks, Facilities) \$205,123.00
- General Administration - \$22,791.00

; and

**WHEREAS**, the Governing Body of the Borough of Sayreville has reviewed the plan and has agreed that it is the best and highest use of the available funds; and

**THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the Governing Body of the Borough of Sayreville authorizes the CDBG Coordinator to submit the 2025 Annual Action Plan to HUD as soon as convenient.

\_\_\_\_\_  
(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 #2025-189**

**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**, on June 16, 2025, the Borough Council adopted Resolution #2025-155 awarding the Contract for the “2024 Roadway Paving and Reconstruction Project – Phase I” be awarded to MECO, Inc., in the amount of \$1,889,668.00; and

**WHEREAS**, the contract amount was in error, with the correct contract amount being \$1,163,183.50; and

**WHEREAS**, that the Chief Financial certifies that funding in the amount of \$1,163,183.50 is available in Account No. C-04-55-037-210.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council on this 21<sup>st</sup> day of July, 2025 that Resolution #2025-155 is hereby amended/corrected as follows:

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 \$1,163,183.50, 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

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-190**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF  
MIDDLESEX, NEW JERSEY, AMENDING THE  
PUBLIC BIDDING THRESHOLD**

**WHEREAS**, the threshold for Public Bidding under *N.J.S.A. 40A:11-3* has been increased from \$44,000.00 to \$53,000.00 in the event that the Municipality employs a Qualified Purchasing Agent; and

**WHEREAS**, the Borough of Sayreville does employ a Qualified Purchasing Agent; and

**BE IT AND IT IS HEREBY RESOLVED THAT** the Public Bidding Bill Threshold for the Borough of Sayreville has been increased from \$44,000.00 to \$53,000.00

\_\_\_\_\_  
(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 #2025-191**

**A RESOLUTION AUTHORIZING AND APPROVING THE  
SUBCONTRACT AGREEMENT WITH RUTGERS UNIVERSITY FOR  
THE SOUTH RIVER ECOSYSTEM RESTORATION PROJECT.**

**WHEREAS**, the Borough of Sayreville was awarded a Coastal Resilience Grant from the National Fish and Wildlife Foundation (“NFWF”) for its South River Ecosystem Restoration project (the “Project”); and

**WHEREAS**, Rutgers, the State University (“Rutgers”) was a co-party to the Coastal Resilience Grant; and

**WHEREAS**, Rutgers is to serve as the lead technical advisor to the Borough for the Project, providing technical and procedural assistance for the completion of the Project, as more fully outlined in Exhibit A to the Subcontract Agreement, which has been negotiated between the Borough and Rutgers; and

**WHEREAS**, the Subcontract Agreement is for a period of three (3) years, expiring on March 31, 2028, for a total amount not to exceed \$427,345.00, which is included in the Coastal Resilience Grant; and

**WHEREAS**, the Subcontract Agreement has been reviewed and approved by Borough officials and professionals; and

**WHEREAS**, the Mayor and Borough Council find it to be appropriate and in the best interests of the Borough to authorize and approve the Borough entering into the Subcontract Agreement with Rutgers pursuant to the Coastal Resilience Grant for the Project.

**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 Subcontract Agreement with Rutgers pursuant to the Coastal Resilience Grant for the Project.

**BE IT FURTHER RESOLVED** that the Mayor, Borough Clerk, Borough Administrator, and other appropriate Borough officials are hereby authorized and directed to execute the Subcontract Agreement, in substantially the form attached to this Resolution.

**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 and performance under the terms of the Subcontract Agreement.

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

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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

## **RESOLUTION #2025-192**

**WHEREAS**, the Borough of Sayreville (“Borough”) desires to hire special counsel to assist the Borough in providing comments to NJDEP regarding the proposed settlement in the referenced matter to make sure natural resource damage (“NRD”) settlement funds are directed to the Borough for reasonable NRD restoration projects as permitted by law; and to negotiate, mediate, arbitrate, and litigate the matter as may be necessary to achieve satisfactory results, subject to Borough approval; and to work with the TBLs Group, an NRD consulting firm knowledgeable with NRD protocols and designing NRD projects pursuant to service proposals approved in advance by the Borough (hereinafter “Work”), and

**WHEREAS**, the law firm of Meyner and Landis LLP (Albert I. Telsey, Esq.) has submitted the attached retainer proposal indicating the firm will provide legal services as Special Counsel to undertake the Work set forth above for the Borough; and

**WHEREAS**, Special Counsel shall be hired by means of a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.8; and

**WHEREAS**, the Borough’s purchasing agent has determined and certified that the value of the services will exceed \$17,500.00; and

**WHEREAS**, the law firm of Meyner and Landis LLP has completed and submitted a Business Entity Disclosure Certification which certifies that Meyner and Landis LLP has not made any contributions to a political or candidate committee in the Borough in the previous one (1) year and this Resolution prohibits the law firm of Meyner and Landis LLP from making any contributions through the term of the contract;

**NOW THEREFORE, BE IT RESOLVED** by the Borough Council of Sayreville, County of Middlesex, State of New Jersey that:

1. Pursuant to N.J.S.A. 40A:11-1 et seq., the law firm of Meyner and Landis LLP be and is hereby appointed as Special Counsel for the purpose described herein.
2. The law firm of Meyner and Landis LLP is prohibited from making any contribution to a local or Middlesex County political or candidate committee during the term of this appointment.
3. The Mayor and the Borough Clerk be and are hereby authorized to enter into a contract with Meyner and Landis LLP on behalf of the Borough in connection with this appointment by countersigning the attached retainer proposal.
4. A copy of this Resolution shall be printed once in the appropriate local newspaper(s) and is to be retained on file in the Office of the Borough Clerk.

5. The Business Entity Disclosure Certification and Determination of Value is to be placed on file with this Resolution.

\_\_\_\_\_  
(Water & Sewer/Environmental 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
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-193**

**RESOLUTION AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT WITH ATLAS ELEVATOR, INC., FOR ELEVATOR REPAIRS AT THE BOROUGH MUNICIPAL BUILDING.**

**WHEREAS**, the Borough of Sayreville is in need of emergent repair services for the elevators located at the Sayreville Borough Municipal Building; and

**WHEREAS**, Atlas Elevator, Inc., has submitted a proposal dated July 11, 2025 for the provision of such emergency repair services; and

**WHEREAS**, pursuant to an Emergency Purchase Certification from Glenn Skarzynski, Borough Administrator, there was an emergent situation requiring the authorization of this contract for the public safety and welfare; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, there may be instances when the Borough is in need of certain goods and services; however is unable to proceed through the formal bidding process; and

**WHEREAS**, the total amount of the contract with Atlas Elevator, Inc., for the completion of this work shall not exceed \$135,000.00; and

**WHEREAS**, the Chief Financial Officer has certified that the funds are available in the budget for the payment of these contracts under Account # C-04-55-023-110; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Sayreville find it to be in the best interest of the Borough and its citizens to authorize the emergency contract to address the elevator repairs at the Borough Municipal Building in the interest of public safety and welfare.

**NOW THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Sayreville, County of Middlesex, and State of New Jersey, that the emergency contract with Atlas Elevators, Inc., in the amount not to exceed \$135,000.00, be and hereby is approved and authorized pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1.

**BE IT FURTHER RESOLVED** that all appropriate Borough officials and professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the contract and work authorized by this Resolution.

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

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(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

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-193**

**WHEREAS**, municipalities are required to charge interest on delinquent tax payments under the provisions of R.S. 54:4-66 and R.S. 54:4-67; and

**WHEREAS**, municipalities are also allowed to grant a grace period during which time interest will not be charged on delinquent tax payments; and

**WHEREAS**, the Taxpayers of the Borough of Sayreville are entitled to a grace period wherein interest will not be charged; and

**WHEREAS**, the mailing of tax bills has been delayed; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE BOROUGH OF SAYREVILLE**, that interest at the rate of ten-millionth of one percent (0.0000001%) per annum shall be charged on the tax bills normally due on August 1, 2025 provided that the payment therefore is actually received by the Tax Collector on or before August 29, 2025; and

**BE IT FURTHER RESOLVED**, that any quarterly property tax installment due for the third quarter of Calendar Year 2025 for which payment has not been received by August 29, 2025 shall be charged interest from August 1, 2025 to the date that the payment is actually received by the Tax Collector, to be calculated at the rate of eight percent (8%) per annum on the first \$1,500.00 of the delinquency, and at eighteen percent (18%) per annum on any and all delinquent amounts in excess of \$1,500.00; and

**BE IT FURTHER RESOLVED**, that beginning with the fourth quarterly installment of Calendar Year 2025 due and payable on November 1, 2025, and continuing for all tax quarters thereafter, interest shall be charged on delinquent payments at the rates of eight percent (8%) per annum on the first \$1,500.00 of the delinquency, and at the rate of eighteen percent (18%) per annum on any and all delinquent amounts in excess of \$1,500.00, to be calculated from the date that the payment was originally due until the date that the payment is actually received by the Tax Collector.

\_\_\_\_\_  
(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

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-195**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING TO THE  
PLANNING BOARD VARIOUS PROPERTIES WITHIN THE BOROUGH FOR STUDY  
AS AREAS IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

**WHEREAS**, in 2024, the Sayreville Economic Redevelopment Agency adopted an amended Resolution requesting the Borough of Sayreville to explore whether the following properties meet the criteria as an area in need of redevelopment:

Sixteen (16) properties identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 and 1.03; and Block 251, Lots 1.01, 2.01, and 2.02, all located on either side of North and south Crossman Road, inclusive of any and all streets, paper streets, private drives and right of ways (“Study Area #1”) and as shown on a Map of Study Area #1 attached hereto as Exhibit A; and

**WHEREAS**, thereafter the Borough Council adopted Resolution #2025-68, authorizing and directing the Planning Board to conduct a preliminary investigation as to whether the Study Area #1 meets the criteria as an area in need of redevelopment; and

**WHEREAS**, SERA and the Borough has determined that the Study Area #1 should also been investigated as to whether it meets the criteria as an area in need of rehabilitation, as well as redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment and Rehabilitation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment as a Non-Condensation Redevelopment Area, the governing body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, the governing body may determine that a study area is an Area in Need of Rehabilitation, meeting the criteria set forth therein, which determination must be reviewed by the Planning Board prior to adoption; and

**WHEREAS**, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as an

Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

**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; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area #1 defined hereinabove qualifies for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as an Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and
3. The Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation; and
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and
5. This Resolution shall take effect immediately.

\_\_\_\_\_  
(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 #2025-196**

### **A RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING TO THE PLANNING BOARD VARIOUS PROPERTIES WITHIN THE BOROUGH FOR STUDY AS AREAS IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

**WHEREAS**, in 2024, the Sayreville Economic Redevelopment Agency adopted an amended Resolution requesting the Borough of Sayreville to explore whether the following properties meet the criteria as an area in need of redevelopment:

Seventeen (17) properties identified as Block 446, Lots 2.01 and 2.02; and, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04 and Block 449.07, Lots 1.01, 2.01 and 3.01, all located on either side of Mini Mall Drive and to the north of the intersection of Mini Mall Drive and Ernston Road, inclusive of any and all streets, paper streets, private drives and right of ways (“Revised Study Area #2”) and as shown on a Map of Revised Study Area #2 attached hereto as Exhibit A; and

**WHEREAS**, thereafter the Borough Council adopted Resolution #2024-289, authorizing and directing the Planning Board to conduct a preliminary investigation as to whether the Revised Study Area #2 meets the criteria as an area in need of redevelopment; and

**WHEREAS**, SERA and the Borough has determined that the Revised Study Area #2 should also been investigated as to whether it meets the criteria as an area in need of rehabilitation, as well as redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment and Rehabilitation; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the governing body making a determination as to whether a study area qualifies as an Area in Need of Redevelopment as a Non-Condensation Redevelopment Area, the governing body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, the governing body may determine that a study area is an Area in Need of Rehabilitation, meeting the criteria set forth therein, which determination must be reviewed by the Planning Board prior to adoption; and

**WHEREAS**, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as an

Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

**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; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Revised Study Area #2 defined hereinabove qualifies for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as an Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and
3. The Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation; and
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and

This Resolution shall take effect immediately.

\_\_\_\_\_  
(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 #2025-197**

**RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE  
PLAN ADOPTED BY THE BOROUGH OF SAYREVILLE PLANNING BOARD  
IN CONNECTION WITH THE BOROUGH'S FOURTH ROUND AFFORDABLE  
HOUSING COMPLIANCE**

**WHEREAS**, at the conclusion of a duly noticed public hearing on June 18, 2025, the Borough of Sayreville Planning Board ("Planning Board") adopted a Housing Element and Fair Share Plan to the Borough of Sayreville's Master Plan, prepared by Mark Healey, AICP, PP, which was memorialized by Resolution adopted on June 18, 2025; and

**WHEREAS**, the Borough Council of the Borough of Sayreville has reviewed the adopted Housing Element and Fair Share Plan, and agrees with the Planning Board's finding that it complies with N.J.S.A. 40:55D-28, and the amended Fair Housing Act, N.J.S.A. 52:27D-301, et seq. ("FHA"), in that it is designed to achieve the goal of providing the realistic development of affordable housing to meet the Borough's present and prospective affordable housing needs for the Fourth Round; and

**WHEREAS**, the Borough Council further agrees with the Planning Board's determination that the Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough of Sayreville's Master Plan, and that the adoption and implementation of the Housing Element and Fair Share Plan is in the public interest and will protect public health and safety, and promote the general welfare of the Borough.

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Borough Council hereby approves and endorses the Housing Element and Fair Share Plan as adopted by the Planning Board on June 18, 2025.

**BE IT FURTHER RESOLVED** that in accordance with the FHA and the Administrative Directive #14-24, dated December 13, 2024, the Borough Attorney and other appropriate Borough official is hereby authorized to submit the adopted and endorsed Housing Element and Fair Share Plan with the Affordable Housing Alternative Dispute Program through the New Jersey Court system.

**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

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						