



The Borough of Sayreville

REGULAR/AGENDA MEETING July 20, 2026

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)

- | | | |
|------------------|---|--|
| ✕ March 10, 2026 | - | Receipt of Bids (Kennedy Park Walkway Improvements) |
| ✕ June 4, 2026 | - | Receipt of Bids (2026 Well Maintenance & Redevelopment Services) |
| ✕ June 15, 2026 | - | Special Meeting |
| ✕ June 15, 2026 | - | Regular/Agenda Session & Executive Session |
| ✕ June 30, 2026 | - | Special Meeting & Executive Session |
| ✕ June 30, 2026 | - | Receipt of Bids (2023 Roadway Paving and Reconstruction Phase III) |
| ✕ July 7, 2026 | - | Receipt of Bids (2025 Roadway Paving and Reconstruction Phase I) |

3. PROCLAMATION & PRESENTATIONS:

- ❖ Certificate of Recognition for Dan McCabe, Guy Crowder and James English
- ❖ Comcast Presentation

4. EXECUTIVE SESSION:

-Attorney-Client Privilege - Pending Litigation - BOE Bus Depot Litigation and Attorney-Client Privilege - Potential Litigation - Water Contamination

5. OLD BUSINESS:

a) 2026 MUNICIPAL BUDGET AMENDMENT AND ADOPTION

- Read In Full 2026 Budget Amendment Resolution #2026-184
- Open to the Public
- Close Public Portion
- Adopt the Budget Amendment
- (Motion/Roll Call)
- Adopt the 2026 Municipal Budget & Resolution #2026-185
- (Motion/Roll Call)

b) Resolution received from the Sayreville Planning Board following a meeting held on July 15, 2026, finding Ordinance #15-26 consistent with the Borough's Master Plan.

c) Public Hearing on the following Ordinances:

ORDINANCE #14-26

**ORDINANCE AMENDING THE BOROUGH'S TRAINING
REQUIREMENTS FOR NEW FIRE DEPARTMENT RECRUITS**
(Public Safety Committee- Co. Blemur – Public Hearing 7-20-26)

ORDINANCE #15-26

**ORDINANCE ESTABLISHING AN EIGHTEEN (18) MONTH MORATORIUM
ON THE DEVELOPMENT OF DATA CENTERS THROUGHOUT
THE BOROUGH OF SAYREVILLE**
(Planning & Zoning Committee- Co. Zebrowski – Public Hearing 7-20-26)



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ORDINANCE #16-26

ORDINANCE AMENDING THE BOROUGH'S RULES AND REGULATIONS FOR BOROUGH PARKS AND RECREATIONAL AREAS

(Recreation Committee- Co. Colaci – Public Hearing 7-20-26)

d) Appointments:

6. NEW BUSINESS:

a) Introduction of the following ordinances:

ORDINANCE #17-26

BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX AN ORDINANCE ACCEPTING DEED OF DEDICATION AND EASEMENTS FROM PARLIN SECTION 1 URBAN RENEWAL, LLC

(Planning & Zoning Committee- Co. Zebrowski – Public Hearing 8-17-26)

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- | | |
|----------|---|
| 2026-186 | Resolution approving bills for payment. |
| 2026-187 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 460, Lot 126 in the amount of \$8,184.84. |
| 2026-188 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 432.03, Lot 2 in the amount of \$5,050.94. |
| 2026-189 | Authorizing the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for Block 379.01, Lot 15 in the amount of \$1,271.06. |
| 2026-190 | Approving an application for Place to Place and Person to Person Transfer received from Peg & Pub, LLC owner of PRCL # 1219-33-010-006 which is a Pocket License to Nexverta, LLC and place it at 960 Rt. 9 South, South Amboy, NJ and Application for Waiver of compliance with Ord. 6-5.8 to locate within 2,000' of another Plenary Retail License Premises. |
| 2026-191 | Authorizing the refund of Road Opening Permit fee in the amount of \$16,740.00, covering Permit #5710, issued on July 16, 2026, upon approval of properly verified Borough Voucher. |
| 2026-192 | Authorizing the purchase of office furniture for the Library from All State Office Interiors, Inc. of Robbinsville, NJ through OMNIA Contract # R240104 and TIPS (The Interlocal Purchasing System) Contract # 230301 in an amount not to exceed \$58,122.86. |
| 2026-193 | Authorizing the award of a contract to Pumping Services, Inc. (PSI) of Middlesex, New Jersey for replacement of equipment at the Crossman Pump Station through the North Jersey Wastewater Cooperative Pricing System Contract #B454-8 in an amount not to exceed \$75,860.68. |
| 2026-194 | Awarding the contract for the 2023 Roadway Paving and Reconstruction Project – Phase III to JADS Construction Co. of NJ, Inc. of South River for their low bid price of \$1,379,160.00 subject to the waiver of minor irregularities. |



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- 2026-195 Awarding the contract for the 2025 Roadway Paving and Reconstruction Project – Phase I to Meco Inc. of Clarksburg for their low bid price of \$798,273.50 subject to the waiver of minor irregularities.
- 2026-196 Approving Change Order No. 1 for G.E. Construction Services LLC for the Kennedy Park Walkway Improvements Project which does not change the original contract amount.
- 2026-197 Approving Change Order No. 1 for Meco Inc. for the 2024 Roadway Paving and Reconstruction Project – Phase I which does not change the original contract amount.
- 2026-198 Authorizing the submission of a Grant Application and execution of a Grant Agreement with the New Jersey Department of Transportation Fiscal Year 2027 Municipal Aid Program for the Bordentown Avenue Pedestrian Improvements Project.
- 2026-199 Authorizing the submission of a Grant Application and execution of a Grant Agreement with the New Jersey Department of Transportation Fiscal Year 2027 Municipal Aid Program for the Driftwood Drive Roadway Improvements Project.
- 2026-200 Approving the renewal of Liquor License #1219-33-007-006, 367 Pub Corp. (pocket license) for the 2026-2027 Licensing Term.
- 2026-201 Approving the renewal of Liquor License #1219-33-031-006, Shiv Akshar LLC, received for the 2026-2027 (pocket license).
- 2026-202 Approving the renewal of Liquor License #1219-33-058-009, Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc. (pocket license) with conditions for the 2026-2027 Licensing Term.
- 2026-203 Authorizing Tax Collector to extend the grace period for the 3rd tax quarter to twenty-five days after the mailing of the Tax Bills due to the delay in the certification of the 2026 tax rate.
- 2026-204 Authorizing a referendum on the proposed increase to the Borough of Sayreville's LOSAP contributions to be submitted to the Middlesex County Clerk for placement on the ballot for the November 3, 2026 election.

8. CORRESPONDENCE:

- A. Departmental Reports for June, 2026.
- B. Minutes from Boards/Commissions:
 - 1. Shade Tree Commission – June 18, 2026.
 - 2. Cultural Arts Council – May 7, 2026
 - 3. Board of Health – March 5, 2026
 - 4. Planning Board – May 20, 2026
- C. Retirement/Resignations received from the following:
 - 1. Darren Gorczyca as Laborer 1 in the Sewer Department effective July 20, 2026.
- D. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Sayreville Planning on July 15, 2026 at 7:30pm for minor site plan approval with an associated variance to renovate and convert the existing office building into a sales office/showroom/car lot located at 955 Route 9.



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2. Notice of Public Hearing to be held before the Township of Woodbridge Council on July 21, 2026 at 6:00 pm for proposed ordinance for elimination of Payment in Lieu of Construction (PILOC).
3. Notice of Public Hearing to be held before the Old Bridge Township Council on July 21, 2026 at 7:30pm for Ordinance #26-20 prohibiting data centers in all zoning districts within the township.

E. Planning Board Resolution which was memorialized on July 15, 2026:

1. Granting Extension of Time – Thomas J. Fallon – 16 Charlotte Street

9. MAYOR & COUNCIL REPORTS

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

10. AGENDA ITEMS

- Admin. & Finance

- 1) 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) 25 Quaid Avenue, Block 182, Lot 28 in the amount of \$5,174.55. - Resolution Needed
- 2) Application for **Person to Person Transfer received from** Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc. owner of PRCL # 1219-33-058-009 which is a Pocket License to Theka LLC. (All Reports and paperwork have been filed). - Resolution Needed
- 3) Application for Social Affair Permit received from the following:
 - a) Sayreville PBA Local 98 to serve beer and wine at their annual picnic on August 30, 2026 from 1:00pm – 6:00pm at Burke's Park. - Approve/Deny
- 4) Authorization for membership to the Purchasing Cooperative of America (PCA) of Hico, TX. - Resolution Needed

- Planning & Zoning

- 1) Authorization to bill the following owners plus administrative costs for the removal of a substantial amount of over growth from the property:
 - a) 10 Henry Street in the amount of \$259.90
 - b) 32 Weber Avenue in the amount of \$173.26
 - c) 770 Washington Road in the amount of \$433.16 - Resolution Needed

- Public Safety

- 1) Application for membership as a Firefighter received from the following:
 - a) Peyton Malave accepted by Melrose Hose Co. No. 1 at their July 6, 2026 meeting. - Approve/Deny
- 2) Authorization for the Borough Clerk to advertise for the receipt of sealed bids for abandoned and unclaimed Motor Vehicles, in accordance with N.J.S.A. 39:10A-1. - Resolution Needed



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- 3) Authorization to award a contract to Motorola Solutions, Inc. for Vesta Support/Maintenance renewal through NJ State Contract #T0109 in an amount not to exceed \$47,767.20. - Approve/Deny

- Public Works

- 1) Authorization to award a non-fair and open contract to Cambria Automotive Co. Inc. of Newark, NJ for truck repairs in an amount not to exceed \$33,460.74. - Approve/Deny
- 2) Authorization to award a non-fair and open contract to PABCO Industries, LLC of Newark, NJ for leaf bags in an amount not to exceed \$22,312.80. - Approve/Deny
- 3) Authorization to extend the contract with Custom Care Services, Inc. for Groundskeeping Services on various Borough properties not to exceed \$97,425.00. - Resolution Needed
- 4) Authorization to award a non-fair and open contract to R&J Garage Door to replace the doors at the Sayreville Emergency Squad in an amount not to exceed \$32,709.76. - Approve/Deny

- Recreation

- Water & Sewer/Environmental

- 1) Authorization to award a contract to A.C. Schultes to replace a pump at the Winding Woods Pump Station through the North Jersey Wastewater Cooperative Pricing System Contract #B454-17 in an amount not to exceed \$18,911.00. - Approve/Deny

➤ Business Administrator – Glenn Skarzynski

- 1) Authorization to appoint Kevin Monroe, Jr. as Public Safety Telecommunicator effective August 1, 2026. - Approve/Deny

➤ C.F.O. – Danielle Maiorana

- 1) Authorization to release escrow to Colonial Gardens Builders, LLC for 21 John Street in the amount of \$1,863.50. - Resolution Needed

➤ BOROUGH ENGINEER -Jay Cornell

- 1) Improvements to Oak Street – Change Order Request (Verbal Report). - Resolution Needed
- 2) US Route 9 North Ramp to Garden State Parkway – Agreement with New Jersey Department of Transportation (Verbal Report). - Resolution Needed

➤ BOROUGH ATTORNEY – Joseph Sordillo

11. PUBLIC PORTION Mayor will open to public – ***5 Minute Limitation.**

12. ADJOURNMENT

*****DISCLAIMER** All meetings of the Mayor and Council are subject to additions, deletions and amendments.***