

Mayor O’Brien opened the Regular/Agenda Meeting at 7:01 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this July 20, 2026 Regular/Agenda Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Blemur, Colaci, Novak, Rios, Synarski, Zebrowski

Absent: None

Others Present: Mayor Kennedy O’Brien
Glenn Skarzynski, Business Administrator
Jessica Morelos, Municipal Clerk
Joseph Sordillo, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer
Nicole Waranowicz, Asst. Municipal Clerk
Danielle Maiorana, C.F.O./Treasurer

Others Absent: None

- **APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

Council President Zebrowski moved the following minutes be approved, 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)

Seconded by Councilwoman Novak.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.

- **PROCLAMATION & PRESENTATIONS**

- **Certificate of Recognition – Dan McCabe, Guy Chowder and James English**

Mayor and Council presented the Certificate of Recognition to Dan McCabe, Guy Chowder and James English for their heroic actions during a fire.

- **Comcast Presentation**

Gave a presentation on having Comcast services come to Sayreville.

- **EXECUTIVE SESSION**

Borough Clerk Morelos read the following Executive Session Resolution into record.

RESOLUTION FOR CLOSED SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

JULY 20, 2026 REGULAR/AGENDA MEETING	
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NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, as follows:

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 10-15 minutes to discuss the following matters:

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

2. Following the conclusion of said closed session, the Governing body shall reconvene the open portion of this meeting to consider any other matters which may be properly brought before it at this time.

3. The nature and content of discussion which occurs during closed session shall be made public at the time the need for non-disclosure no longer exists.

NOW, THEREFORE BE IT RESOLVED that the public be excluded and this resolution shall take effect immediately.

/s/ John Zebrowski, Councilman

APPROVED:

/s/ Kennedy O'Brien, Mayor

Council President Zebrowski moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilwoman Novak.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, all Ayes.

Time: 7:25 PM

Reconvene:

Councilwoman Novak made a motion to reconvene. Motion was seconded by Councilman Zebrowski.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, all Ayes.

Time: 7:54 PM

Borough Attorney asked for a motion to authorize him to begin settlement of the litigation with the Board of Education subject to finalization of the settlement agreement release stipulation of settlement and a resolution to be done at the next meeting.

Council President Zebrowski moved the motion. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, all Ayes.

- **OLD BUSINESS:**

- a) 2026 MUNICIPAL BUDGET AMENDMENT AND ADOPTION

- 2026 Budget Amendment Resolution #2026-184

READ IN FULL

RESOLUTION #2026-184
2026 BUDGET AMENDMENT

WHEREAS, the Local Municipal Budget for the year 2026 was introduced on the 13th day of April, 2026; and

WHEREAS, the Public Hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said approved Budget,

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, New Jersey, that the attached amendments to the approved Budget for the calendar year of 2026 be made:

RECORDED VOTE:

AYES {Colaci
{Novak
{Rios
{Synarski
{Zebrowski

NAYS {Blemur

ABSTAINED {

ABSENT {

BE IT FURTHER RESOLVED, that two (2) certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for the Certification of the calendar year 2026 Local Municipal Budget so amended.

It is hereby certified that this is a true copy of resolution amending the budget, adopted by the governing body on the 20th day of July, 2026.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

/s/ Jessica Morelos, RMC
Municipal Clerk

BOROUGH OF SAYREVILLE

/s/ Kennedy O’Brien, Mayor
Mayor

	FROM	TO
Current Fund – Anticipated Revenues		
General Revenues		
1. Surplus Anticipated – (Sheet 4)	6,000,000.00	6,500,000.00
3. Miscellaneous Local Revenues Section A. Licenses- Other Licenses (Sheet 4)		
Sewer User Fees (Sheet 4a)	\$5,850,000.00	\$6,900,000.00
Total Section A: Local Revenue – Includes Total of “Group. 3” Items from Sheet 4 (Sheet 4c)	\$10,142,520.00	\$11,192,520.00
3. Miscellaneous Revenue Section C: Dedicated Uniform Construction Code Fees (Sheet 6)	\$850,000.00	\$950,000.00
3. Miscellaneous Revenues - Section G: Special Items of Revenue Without Offsetting Appropriations: (Sheet 10)		
Reserve for Debt Service	300,000.00	402,000.00
Arsenal Trade Center PILOT	\$1,819,047.40	\$2,257,298.69
Total Section G: Special Items of Revenue (Sheet 10n)	\$7,800,060.43	8,340,311.72
Summary of Revenues (Sheet 11)		
1. Surplus Anticipated (Sheet 11)	6,000,000.00	6,500,000.00
Total Section A: Local Revenues (Sheet 11)	\$10,142,520.00	\$11,192,520.00
Total Section C: Dedicated Uniform Construction Fees (Sheet 11)	\$850,000.00	\$950,000.00
Total Section G: Special Items of Revenue (Sheet 11)	\$7,800,060.43	\$8,340,311.72
Total Miscellaneous Revenues (Sheet 11)	\$29,991,169.48	\$31,681,420.77
4. Receipts from Delinquent Taxes (Sheet 11)	1,100,000.00	1,200,000.00
5. Subtotal General Revenues (Items 1,2,3 and 4) (Sheet 11)	\$37,091,169.48	\$39,381,420.77
6. Amount to be Raised by Taxes for Support of Municipal Budget (Sheet 11)		
a) Local Tax for Municipal Purposes Including Reserve for Uncollected Taxes (Sheet 11)	\$43,754,879.44	\$41,081,628.15
Total Amount to be Raised by Taxes for Support of Municipal Budget (Sheet 11)	\$46,311,720.78	\$43,638,469.49
7. Total General Revenues (Sheet 11)	\$83,402,890.26	\$83,019,890.26
8. General Appropriations		
Public Buildings and Grounds (Sheet 14)	987,851.00	939,251.00
Police Salary and Wage (Sheet 15b)	15,819,776.00	15,694,776.00
Police Other Expense (Sheet 15b)	725,000.00	660,000.00
Road Repair and Maintenance Salries and Wages (Sheet 15c)	1,034,611.00	998,611.00
Sanitation Salaries & Wages (Sheet 15c)	1,373,975.00	1,357,975.00
Sewage Treatment and Disposal Salaries & Wages (Sheet 15c)	863,185.00	854,185.00
Vehicle and Equipment Maintenance Salaries & Wages (Sheet 15d)	628,160.00	615,160.00
Uniform Construction Code Salaries & Wages (Sheet 16)	1,116,325.00	1,045,925.00
Total Operations(Item 8A) within "CAPS" (Sheet 17a)	53,589,476.12	53,206,476.12
Total Operations including contingent with "CAPS"(Sheet 17a)	53,626,476.12	53,243,476.12
Salaries & Wages (Sheet 17a)	28,954,841.12	28,636,841.12
Other Expenses Including Contingent (Sheet 17a)	24,671,635.00	24,606,635.00
(H-1) Total General Appropriations for Municipal Purposes within "CAPS" (Sheet 19) , (Sheet 30)	61,055,588.12	60,672,588.12
(L) Subtotal General Appropriations (Sheet 29)	80,894,996.26	80,511,996.26
Total General Appropriations (Sheet 29), (Sheet 30)	\$83,402,890.26	\$83,019,890.26

At this time Mayor O’Brien opened the meeting up to the public for questions or comments on this resolution.

There were no comments.

Councilwoman Novak moved the public portion be closed. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, all Ayes.

Councilwoman Novak moved the Budget Amendment Resolution be adopted on Roll Call vote. Seconded by Councilman Rios.

Roll Call: Ayes: Councilpersons Novak, Colaci, Rios, Synarski, Zebrowski
Nays: Councilman Blemur

Adoption of the 2026 Municipal Budget & Resolution #2026-185
RESOLUTION #2026-185

BE IT RESOLVED by the Council of the Borough of Sayreville, County of Middlesex that the budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$41,081,628.15 for municipal purposes, and
- (b) \$ 0 for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,
- (c) \$ 0 to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$474,470.98 Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy.
- (e) \$0 Arts and Culture Trust Fund Levy
- (f) \$2,556,841.34 Minimum Library Levy (R.S. 40:54-8 et seq.)

RECORDED VOTE			
AYES	NAYS	ABSTAINED	ABSENT
	Blemur		
	Colaci		
	Novak		
Rios			
Synarski			
Zebrowski			

SUMMARY OF REVENUES	
GENERAL REVENUES	
Surplus Anticipated	\$ 6,500,000.00
Miscellaneous Revenues Anticipated	\$ 31,681,420.77
Receipts from Delinquent Taxes	\$ 1,200,000.00
AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES	\$ 41,081628.15
AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY LEVY	\$ 2,556,841.34
TOTAL REVENUES	\$83,019.890.26

SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS

WITHIN “CAPS”

(a & b) Operations Including Contingent \$ 53,243,476.12

(e) Deferred Charges and Statutory \$ 7,429,112.00
Expenditures – Municipal

EXCLUDED FROM “CAPS”

(a) Operations – Total Operations Excluded
From “CAPS” \$ 10,695,133.14
(c) Capital Improvements \$ 920,000.00
(d) Municipal Debt Service \$ 8,224,275.00
(e) Deferred Charges – Municipal \$ 0
(m) Reserve for Uncollected Taxes \$ 2,507,894.00

SCHOOL APPROPRIATIONS – TYPE I SCHOOL
DISTRICTS ONLY (N.J.S. 40A:4-13)

TOTAL APPROPRIATIONS \$ 83,019,890.26

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the governing body on this 20th day of July, 2026. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2026 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC /s/ Kennedy O’Brien, Mayor
Municipal Clerk Mayor

Councilwoman Novak moved the 2026 Municipal Budget and Resolution #202-185 be adopted on Roll Call vote. Seconded by Councilman Rios.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, all Ayes.

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

Councilman Zebrowski made a motion to receive and file. Seconded by Councilwoman Novak.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.

c) Public Hearing on the following Ordinances:

Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #14-26.

Mayor O’Brien opened the meeting to the public for comments on Ordinance #14-26.

There were no comments.

Councilman Blemur moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilman Rios.

**Roll Call: Councilpersons Blemur, Colaci, Novak, Rios, Synarski, Zebrowski
All Ayes.**

ORDINANCE #14-26

**ORDINANCE AMENDING THE BOROUGH’S TRAINING REQUIREMENTS
FOR NEW FIRE DEPARTMENT RECRUITS**

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 3-2.2 entitled “Training” of Section 3-2 entitled “Membership” of Chapter III entitled “Fire Department” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER III – FIRE DEPARTMENT

3-2 – MEMBERSHIP.

3-2.2 Training.

- a.** All new members of the Sayreville Fire Department shall be required within two (2) years of their approval for membership to enroll and satisfactorily complete the NFPA 1001 training course. Failure to satisfactorily complete said course within two (2) years by each new member shall result in automatic termination of their membership in the Sayreville Fire Department.
- b.** **All members shall complete either Firefighter 1 or Firefighter 2 certification.**
 - 1.** **Firefighter 1 certification requires passing and receiving the following certifications:**
 - (a)** **Firefighter 1 State certification**
 - (b)** **HAZMAT Awareness**
 - (c)** **HAZMAT Operations**
 - (d)** **I-100**
 - (e)** **I-700**
 - (f)** **I-800**
 - 2.** **Firefighter 2 certification requires passing and receiving the following certifications:**
 - (a)** **Firefighter 2 State certification**
 - (b)** **I-200**

c. As of January 1, 2026, the Borough shall provide compensation to all new members of the Fire Department seeking certification at the Borough's current minimum wage, unless otherwise set forth in the Borough's salary ordinances. In order to be eligible to receive such compensation, new members must remain active in the Fire Department with a minimum of 25% call volume for a period of two (2) years. If the new member fails to meet the 25% call volume requirement for the 2-year period, then such member must pay back all compensation received, which repayment will be adjusted in six (6) month increments pending time of departure after certification.

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: June 15, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Herve Blemur, Councilman
(Public Safety Committee)

ADOPTED ON SECOND READING

DATED: July 20, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Herve Blemur, Councilman
(Public Safety Committee)

APPROVAL BY THE MAYOR ON THIS 20th DAY OF July, 2026.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

JULY 20, 2026 REGULAR/AGENDA MEETING	
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Public Hearing on Ordinance #15-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #15-26.

-John Shu, 209 West Shirley Avenue, Edison

He supports a permanent ban on data centers and discussed the differences in the types of data centers and the effect on the residents. Commented that partial ban may be illegal.

-Gabriel Sedino, 48 Roll Avenue

He talked about that Sayreville has beautiful natural resources and that they should be protected.

-Alison Hornbeck, 7 Driftwood Drive

Ms. Hornbeck spoke on the financial responsibility the Council has to the residents of Sayreville and that the younger generations do not want AI and spoke on the problems with AI.

-Bernie Bailey, 1 Bailey Place

Mr. Bailey stated his opposition to data centers and said need a full ban right now. Said that perhaps in 10-15 years once more information is available then we can consider these data centers.

-James Fasullo, 26 Rosewood Court

Mr. Fasullo stated there is nothing to gain by having a data center in town and in favor of a permanent ban.

- Mike Vona, Weber Avenue

Mr. Vona stated that he is for the data centers and he has visited them. He said the land where Hercules is already contaminated.

- Sharon Hansen, 5 Elizabeth Street

Ms. Hansen stated that she has done research on this topic and the benefits do not outweigh the negatives in the long run. She stated some of her issues are environmental, water consumption, electricity and construction.

- Valeria, 34 North Edward Street

She stated that her family moved here about a year ago. She stated that the temporary ban does not give long term protection.

- Lauren Perret, 42 ½ Quaid Avenue

Ms. Perret said data centers are no good for the community. She stated that New Jersey's electrical grid is not set up to hold these data centers.

- Sara Ahmed, 48 Roll Avenue

Ms. Ahmed stated that AI is dangerous for children and women. She stated it will destroy the town.

- Benjamin Hornbeck, 7 Driftwood Drive

Mr. Hornbeck commented on data centers.

- Rodrigo Bunay, 34 North Edward Street

Mr. Bunay commented on the financial and environmental impact of data centers.

- Emily La Monica, 3409 Washington Road

Ms. La Monica stated that data centers will destroy the quality of life and a total ban is needed.

- Sheridan, 11 Forden Court

She stated her concerns regarding data centers and supports a total ban.

- Ken Olchaskey
Mr. Olchaskey stated he is not against data centers but against them being in town.

- Rick Zinna, 32 Patton Drive
Mr. Zinna commented on water and electric needed for the data centers. He commented on environmental issues with the data centers.

- Dan Buchanan, 180 Wessco Street
Mr. Buchanan requested that they amend the ordinance immediately to a permanent ban. He stated his concerns with data centers.

No further comments

Councilman Zebrowski moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilman Colaci.

**Roll Call: Ayes: Councilpersons Zebrowski, Colaci, Novak, Rios, Synarski
Nays: Councilperson Blemur**

ORDINANCE #15-26
**ORDINANCE ESTABLISHING A TEMPORARY REZONING ON THE
DEVELOPMENT OF DATA CENTERS THROUGHOUT
THE BOROUGH OF SAYREVILLE**

WHEREAS, data center development has accelerated significantly throughout New Jersey and the broader Mid-Atlantic region, driven by increased demand for cloud computing, artificial intelligence infrastructure, and digital communications capacity; and

WHEREAS, data center facilities are characterized by extraordinarily high electrical power consumption, intensive cooling water demands, and significant stormwater and utility infrastructure impacts, and the Borough has not yet conducted the engineering analysis necessary to assess whether existing and planned electrical transmission infrastructure, water supply systems, and stormwater management capacity can accommodate such demands without adverse impact to existing Borough residents, businesses, and public facilities; and

WHEREAS, while data center facilities may generate substantial ratable value, they employ relatively few workers per square foot of developed area and may suppress surrounding property values or impose public service costs, and the Borough has not yet conducted the fiscal impact analysis necessary to determine whether data center development would produce a net fiscal benefit to the Borough, its taxpayers, and the long-term stability of the Borough's property tax base; and

WHEREAS, the Borough's Master Plan and Land Development Code do not permit data center development as a specific land use category, and the Borough Council and Planning Board have not yet had the opportunity to study and deliberate upon whether, and under what conditions, data center development may be consistent with the Borough's land use goals, community character, and long-term planning objectives; and

WHEREAS, data center operations may generate substantial noise from cooling equipment, emergency generators, and mechanical systems, consume significant quantities of water for thermal management, produce electromagnetic emissions, and require outdoor equipment installations and security infrastructure that may be

incompatible with adjacent residential, commercial, and industrial zones if not subject to appropriate performance standards; and

WHEREAS, the Borough has an active redevelopment planning initiative in the Hercules Redevelopment Area, and it is necessary to ensure that any future data center land use standards are coordinated with and consistent with the goals and objectives of that redevelopment plan, which requires study and deliberation that has not yet occurred; and

WHEREAS, absent a temporary rezoning, data center development applications may be filed and processed prior to the completion of the studies necessary to establish appropriate standards, potentially resulting in approvals that conflict with the Borough's planning objectives or create infrastructure demands the Borough is not prepared to accommodate; and

WHEREAS, the Borough Council finds that a temporary rezoning for a period of eighteen (18) months on the approval and development of data centers throughout the Borough, including within the Hercules Redevelopment Area, is reasonable, necessary, and in the public interest to allow the Borough sufficient time to: (i) commission and evaluate engineering studies regarding electrical grid, water supply, and stormwater infrastructure capacity; (ii) conduct a fiscal impact analysis of data center development; and (iii) develop appropriate permanent zoning and performance standards governing data center siting, design, and operation, if found appropriate; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Section 26-4 entitled “Prohibited Uses” of Article I entitled “General Provisions” of Chapter XXVI entitled “Land Development” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI – LAND DEVELOPMENT

ARTICLE I – GENERAL PROVISIONS

SECTION 26-4 – PROHIBITED USES

- a. Following the effective date of the ordinance codified in this chapter, the establishment of any use not expressly permitted by this chapter shall be prohibited.
- b. **For a period of eighteen (18) months, commencing as of the date of adoption of Ordinance #15-26, data centers shall be prohibited from being developed in all zones throughout the Borough.**

SECTION TWO. Section 26-4 entitled “Prohibited Uses” of Article I entitled “General Provisions” of Chapter XXVI entitled “Land Development” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to add a definition of “*data centers*” to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI – LAND DEVELOPMENT

ARTICLE I – GENERAL PROVISIONS

SECTION 26-6 – DEFINITIONS

Data centers means any facility used primarily for the storage, management, and processing of digital or electronic data, which houses computer and network systems, including associated components such as servers, network equipment and appliances, telecommunications, and data storage systems, systems for monitoring and managing infrastructure performance, internet-related equipment and services, data communications connections, environmental controls, fire protection systems, and security systems and services. A data center is not a warehouse. Any use with a power density of 2MW or more per acre shall be considered a data center. Ancillary uses of a data center may include environmental controls, fire suppression, generators, redundant power supplies and security facilities. Typical operations of a data center may include the need for separate transformers, electrical substations, and utility infrastructure that shall be considered separate uses.

SECTION THREE. Subsection B entitled “Land Use” of Section 2.1 entitled Land Use and Building Requirements” of the Hercules Redevelopment Plan is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

2.1 Land Use and Building Requirements

B. Land Use

Section 1

Permitted Principal Uses

7. Datacenters. **Pursuant to Ordinance #15-26, for a period of eighteen (18) months, commencing as of the date of adoption thereof, data centers as defined in Section 26-6 of the Borough Code and datacenters as defined in this Redevelopment Plan shall be specifically prohibited from being developed in Section 1 of the Hercules Redevelopment Plan.**

Section 2 & 3

Permitted Principal Uses

3. All uses permitted in Section 1, except Warehouse Use, which is a permitted conditional use in Section 3 only, as provided below. **Additionally, the data centers (and datacenters) are temporary prohibited as set forth in Section 1 (7) and Ordinance #15-26.**

SECTION FOUR. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION FIVE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION SIX. Planning Board Review.

After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with N.J.S.A. 40:55D-26, N.J.S.A. 40:55D-64 and N.J.S.A. 40A:12A-7(e). The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

At least ten (10) days prior to the hearing on the adoption of this Ordinance, the Borough Clerk is directed to give notice to the Middlesex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION SEVEN. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION EIGHT. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING
DATED: June 15, 2026

<u>/s/Jessica Morelos, R.M.C.</u> Clerk of the Borough of Sayreville	<u>/s/John Zebrowski, Councilman</u> (Planning & Zoning Committee)
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ADOPTED ON SECOND READING
DATED: July 20, 2026

<u>/s/Jessica Morelos, R.M.C.</u> Clerk of the Borough of Sayreville	<u>/s/John Zebrowski, Councilman</u> (Planning & Zoning Committee)
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APPROVAL BY THE MAYOR ON THIS 20th DAY OF JULY, 2026.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney
Public Hearing on Ordinance #16-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #16-26.

Those commenting were:

- Edward, 19 Chatham Square
He commented on Fielek Park issues.

No further comments.

Councilman Colaci moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilman Rios.

Roll Call: Councilpersons Colaci, Blemur, Novak, Rios, Synarski, Zebrowski, all Ayes.

ORDINANCE #16-26
ORDINANCE AMENDING THE BOROUGH'S RULES
AND REGULATIONS FOR BOROUGH PARKS
AND RECREATIONAL AREAS

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 17-1.3 entitled "Rules and Regulations for Conduct Enumerated" of Section 17-1 entitled "Public Park Rules and Regulations" of Chapter XVII entitled "Parks and Recreational Areas" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double-strikethrough~~.]

CHAPTER XVII – PARKS AND RECREATIONAL AREAS

17-1 – PUBLIC PARK RULES AND REGULATIONS.

17-1.3 Rules and Regulations for Conduct Enumerated. The rules and regulations for the conduct of all persons is as follows:

- a. Tampering With Park Property Prohibited. No person shall willfully mark, deface, disfigure, injure, tamper with or displace or remove any buildings, bridges, tables, benches, fireplaces, railings, paving or paving materials, water lines or other public utilities or parts or appurtenances thereof, signs, notices or placards, whether temporary or permanent, monuments, stakes, posts, or other boundary markers or other structures or equipment facilities or park property or appurtenances whatsoever, either real or personal.
- b. Restrooms. All persons shall cooperate in maintaining restrooms and washrooms in a neat and sanitary condition. No person above the age of five (5) years shall use the rest rooms and washrooms designated for the opposite sex.
- c. Removal of Soil, Rocks, Plants, Etc. No person shall dig or remove any soil, rock, sand, stones, trees, shrubs or plants or other wood or materials or make any excavation by tool, equipment, blasting or other means or agency.
- d. Construction of Buildings, Etc. No person shall construct or erect any building or structure of whatever kind, whether permanent or temporary or run or string any public service utility into, upon or across such lands, except on special written permit issued hereunder.
- e. Damaging Trees or Plants. No person shall damage, cut, carve, transplant or remove any tree or plant or injure the bark or pick flowers or seed of any trees or plant, dig in or otherwise disturb grass areas or in any other way injure the natural beauty or usefulness of any area.
- f. Climbing or Walking on Trees or Monuments. No person shall climb any tree, or walk, stand or sit upon monuments, vases, planters, fountains, railings, fences or upon any other property not designated or customarily used for such purposes.
- g. Tying Domestic Animals to Trees or Plants. No person shall tie or hitch a domestic animal such as a dog or cat, to any tree or plant.
- h. Pollution of Waters. No person shall throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream or other body of water in or adjacent to any park or any tributary stream, storm sewer, or drain flowing into such water any substance, matter or thing, liquid or solid, which will or may result in the pollution of the waters.
- i. Dumping Refuse in Waters. No person shall have brought in or shall dump in, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage or refuse or other trash. No such refuse or trash shall be placed in any waters in or contiguous to any park, or left anywhere on the grounds thereof, but shall be placed in the proper receptacles where same are provided; where receptacles are not provided, all such rubbish or waste shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere.
- j. Driving Restricted to Certain Areas. No person shall drive any vehicle on any area except the paved park roads or parking areas or such areas as may on occasion be specifically designated as temporary areas including motorized vehicles such as mini bikes and mopeds, **e-bikes and e-scooters. This provision does not apply to vehicles operating in any official governmental capacity.**

- k. Parking Restricted to Certain Areas. No person shall park a vehicle in other than an established or designated area and such shall be in accordance with posted directions or with the instruction of any Borough employee who may be present.
- l. Parking Vehicles Overnight Prohibited. No person shall leave a vehicle standing or parked overnight in established parking areas or elsewhere in the park area.
- m. Bicycles to Be Placed in Racks. No person shall leave a bicycle in a place other than a bicycle rack when such is provided and there is space available.
- n. Bicycle Safety. No person shall ride a bicycle without reasonable regard to the safety of others.
- o. Bicycle Hazard. No person shall leave a bicycle lying on the ground or paving or set against trees, or in any place or position where other persons may trip over or be injured by them.
- p. Swimming or Wading. No person shall swim, bathe or wade in any waters or water-ways in or adjacent to any park except in those areas so designated for swimming, bathing or wading and in those designated areas in accordance with the instructions and directions of the Borough employees present and in charge.
- q. Boats, Rafts, Etc. No person shall bring into or operate any boat, raft or other water craft, whether motor-powered or not, upon any waters, except at places designated for boating. Such activity shall be in accordance with applicable regulations as set forth in other ordinances of the Borough.
- r. Firearm Prohibition. No person shall carry or possess firearms of any description, or air-rifles, spring-guns, bows and arrows, slings or any other forms of weapons potentially inimical to wildlife and dangerous to human safety or any instrument that can be loaded with and fire blank cartridges or any kind of trapping device. Shooting into park areas from beyond park boundaries is forbidden except instructional classes, such as archery as shall be under the direction of official Borough authorization.
- s. Picnicking. No person shall picnic or lunch in a place other than those designated for that purpose.
- t. Exclusive Use of Picnic Areas. No person shall use any portion of the picnic area or any of the buildings or structures therein for the purpose of holding picnics to the exclusion of other persons, nor shall any person use such areas and facilities for an unreasonable time if the facilities are crowded.
- u. Extinguishing Fires and Trash Disposal. No person shall leave a picnic area before the fire is completely extinguished and before all trash is placed in the disposal receptacles where provided. If no such trash receptacles are provided, then trash shall be carried away from the park area by the picnicker to be properly disposed of elsewhere.
- v. Certain Games Prohibited. No person shall take part in or abet the playing of any games involving thrown or otherwise propelled objects such as balls, stones, arrows, javelins, horseshoes, quoits, or model airplanes except in those areas set apart for such forms of recreation and upon specific authorization from the appropriate Borough official.
- w. Dogs or Cats Shall Be Leashed. No person shall allow a dog or cat of which the person is in charge to go upon any part of the park property or recreational area unless held by a leash not longer than six (6') feet.

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- x. Sale of Goods and Advertising Unlawful. No person shall sell or offer for sale, any goods, wares or merchandise whatsoever, or to display or distribute any advertising device, circular or card in any park or recreational area except upon a written permit issued by the appropriate and authorized Borough official.
- y. Dogs and Cats Prohibited. No person shall allow a dog or cat of which the person is in charge to go upon any part of any fenced in athletic field at any time, for any reason.
- z. Waterfowl Feeding Prohibited. No person shall feed, cause to be fed or provide food or other sustenance essential for growth or maintenance of, domestic or migratory waterfowl, including Canada geese, in the Borough of Sayreville. No person shall create or foster any condition or allow any condition to exist or continue, which results in a congregation or congestion of domestic or migratory waterfowl.
- aa. Smoking Confined to Certain Areas at Certain Events. No person attending an athletic and/or recreational event that takes place on Borough property shall smoke in any area closer than fifty (50') feet from the boundary of any athletic field and/or within fifty (50') feet of any of the event participants whether or not such participants are engaged in event activities. No smoking shall take place in any restrooms serving an athletic and/or recreational event on Borough property during the course of an athletic or recreational event. Smoking is prohibited within fifty (50') feet of any area where food or beverages are served. This prohibition shall apply only to those athletic or recreational events where any of the participants are eighteen (18) years of age or younger. Violations of this prohibition shall be punishable as prescribed by law.
- bb. The operation of e-bikes and e-scooters is not permitted on any paved or unpaved walkways within all Borough parks or open space. This provision does not apply to motorized mobility assistance devices.**

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: June 15, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Michael Colaci, Councilman
(Recreation Committee)

ADOPTED ON SECOND READING

DATED: July 20, 2026

/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Michael Colaci, Councilman
(Recreation Committee)

APPROVAL BY THE MAYOR ON THIS 20th DAY OF July, 2026.

/s/Kennedy O'Brien, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

d) Appointments:

Mayor made the following appointment:

LIBRARY BOARD OF TRUSTEES

5 Yr. Unexpired Term Ursula Vanwart

1 Yr. Mayor's Designee Mitch Cooper

Mayor asked if there are if there was a motion.

Councilwoman Novak moved the appointments. Seconded by Councilman Colaci.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, all ayes.

- **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)

Councilman Zebrowski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for August 17, 2026. Motion was seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.

- **CONSENT AGENDA RESOLUTIONS**

Mayor O'Brien opened the meeting for any comments on Consent Agenda Resolutions.

There were no comments.

Council President Zebrowski made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski all Ayes.

RESOLUTION #2026-186

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 are 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.

/s/ Kennedy O'Brien, Mayor

/s/ Herve Blemur, Councilman

/s/ Alberto Rios, Councilman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/s/ Mary J. Novak, Councilwoman

/s/ 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.

/s/ Joseph Sordillo, Borough Attorney

Bill list of July 20, 2026 in the amount of \$15,555,950.21 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-187

**DECLARE BLOCK 460, LOT 126 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM JULY 24, 2025**

WHEREAS, the Tax Assessor, by way of a June 2 ,2026 memorandum, has requested that the Borough Council cancel the taxes due from July 24,2025 for the property known as Block 460, Lot 126 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 July 24, 2026 and cancel all subsequent taxes for Block 460 Lot 126.
2. That the Borough Council hereby declares Block 460, Lot 126 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.

JULY 20, 2026 REGULAR/AGENDA MEETING	
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/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

/s/ Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2026-188
DECLARE BLOCK 432.03, LOT 2 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM DECEMBER 10, 2025

WHEREAS, the Tax Assessor, by way of a May 28 ,2026 memorandum, has requested that the Borough Council cancel the taxes due from December 10,2025 for the property known as Block 432.03, Lot 2 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 December 10, 2025 and cancel all subsequent taxes for Block 432.03 Lot 2.
2. That the Borough Council hereby declares Block 432.03, Lot 2 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.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

/s/ Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2026-189
DECLARE BLOCK 379.01, LOT 5 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM May 6, 2026

WHEREAS, the Tax Assessor, by way of a June 8, 2026 memorandum, has requested that the Borough Council cancel the taxes due from May 6, 2026 for the property known as Block 379.01, Lot 5 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

BE IT FURTHER RESOLVED that the Mayor and Council of the Borough of Sayreville does hereby approve, the **transfer of Plenary Retail Consumption License #1219-33-010-006 from Peg & Pub LLC to NexVerta, LLC t/a Rush Hour to be placed at 960 Route 9 South, South Amboy** and that the Municipal Clerk is hereby authorized to

endorse the license certificate to the new ownership effective July 21, 2026, subject to the following terms and conditions as hereinbefore imposed and restated as follows:

- 1) **THAT** plenary retail consumption license number 1219-33-010-006, NexVerta, LLC, 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;

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-191

WHEREAS, on July 16, 2026 Road Opening Permit #5710 was issued to open Cross Avenue from Raritan Street to Oak Street; and

WHEREAS, the Road Department has advised that the road has been restored to original condition and has recommended that the refund portion of said permit fee be made; and

NOW, THEREFORE, BE IT RESOLVED that the proper Borough Officials are hereby authorized and directed to refund the sum of \$16,740.00 for the aforementioned Road Opening Permit to A. Servidone Inc./B. Anthony Construction Corp. upon the submission of a properly approved borough voucher.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2026-192

BE IT RESOLVED the proper Borough Officials are hereby authorized to award a contract to All State Office Interiors, Inc. of Robbinsville, NJ through OMNIA Contract R240104 and TIPS Contract #230301 for library office furniture in an amount not to exceed \$58,122.86.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funding in the amount of \$58,122.86 is available in Account No. 6-01-29-390-129.

/s/ Michael Colaci, Councilman
(Recreation 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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-193

BE IT RESOLVED the proper Borough Officials are hereby authorized to award a contract to Pumping Services, Inc. of Middlesex, NJ through North Jersey

Wastewater Cooperative Pricing System Contract #B454-8 for replacement of equipment at the Crossman Pump Station in an amount not to exceed \$75,860.68.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funding in the amount of \$75,860.68 is available in Account No. C-04-55-028-210.

/s/ Michael Colaci, Councilman
(Recreation 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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-194

WHEREAS, on June 30, 2026 the Mayor and Council of the Borough of Sayreville received bids for the “2023 Roadway Paving & Reconstruction Project – Phase III”;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 20th day of July, 2026 that:

1. Contract for the “2023 Roadway Paving & Reconstruction Project – Phase III” be awarded to JADS Construction Co. of NJ, Inc. P.O. Box 513, South River, NJ 08882 on their bid price of \$1,379,160.00, subject to the waiver of minor irregularities.

BE IT FURTHER RESOLVED, that the Chief Financial certifies that funding in the amount of \$1,379,160.00 is available in Account No. C-04-55-037-210.

/s/ Alberto Rios, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-195

WHEREAS, on July 7, 2026 the Mayor and Council of the Borough of Sayreville received bids for the “2025 Roadway Paving & Reconstruction Project – Phase I”;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 20th day of July, 2026 that:

- 1. Contract for the “2025 Roadway Paving & Reconstruction Project – Phase I” be awarded to Meco, Inc., P.O. Box 536, Clarksburg, NJ 08510 on their bid price of \$798,273.50, subject to the waiver of minor irregularities.

BE IT FURTHER RESOLVED, that the Chief Financial certifies that funding in the amount of \$798,273.50 is available in Account No. C-04-55-027-210.

/s/ Alberto Rios, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-196

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 in Contract Change Order No. 1:

- Project: Kennedy Park Walkway Improvements Project
- Contractor: G.E. Construction Services LLC
2698 County Road 516, Suite E
Old Bridge, NJ 08857
- Amount: No Increase in original contract amount.
- 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.

/s/ Alberto Rios, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC /s/ Kennedy O’Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-197

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 in Contract Change Order No. 1:

- Project: 2024 Roadway Paving & Reconstruction Project – Phase I
- Contractor: Meco, Inc.
P.O. Box 536
Clarksburg, NJ 08510
- Amount: No Increase in original contract amount.
- 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.

/s/ Alberto Rios, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC /s/ Kennedy O’Brien, Mayor
Municipal Clerk Mayor

RESOLUTION #2026-198

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 2027 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 SST-2027-Bordentown Avenue Pedestrian Improvements-00019 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.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-199

APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE DRIFTWOOD DRIVE 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 2027 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-2027-Driftwood Drive Roadway Improvements-00194 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.

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/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-200

WHEREAS, 367 Pub Corp. is the holder of Plenary Retail Consumption License number **1219-33-007-006**, issued by the Council of the Borough of Sayreville as the Issuing Authority for a pocket license; and

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

BE IT FURTHER RESOLVED that Plenary Retail Consumption License number **1219-33-007-006, 367 Pub Corp.** is hereby **renewed for the 2026-2027** license year, subject to the following conditions as contained in the Stipulation of Settlement Agreement approved by Resolution #2008-132, adopted on May 27, 2008 and remaining on the license:

1. At least at ½ hourly intervals between the hours of 6:00 PM and closing time (currently 2:00 AM under municipal ordinance), Licensee shall monitor and supervise its patrons as they exit the licensed premises to insure against littering and disorderly conduct, including but not limited to littering on and disorderly conduct affecting neighboring properties. After the licensed Premises closes each night under its regulated hours of operation, Licensee shall have at least one employee or agent inspect the surrounding premises and nearby parcels of property for any refuse, litter, or debris left behind by Licensee's patrons and shall remove all such refuse, litter or debris. Licensee, prior to opening for business on a daily basis, shall inspect the immediate vicinity of the Licensed Premises and remove all litter found in the immediate vicinity.
2. In order to avoid excessive noise emanating from the building, and with the goal of avoiding nuisance to the surrounding neighbors, the Licensee shall take appropriate care to:
 - Keep its windows and doors closed at all times when open for business, especially when music is being played inside the licensed premises.
 - Set and maintain any jukeboxes, sound systems, or any other audio enhancement devices (audio devices) on a low to moderate level.
 - Use available consumer electronic decibel meters, electronic noise limiters or any other sound volume filters in order to measure and limit the audio device sound volume emanating from the Licensed Premises.
3. The Licensee shall make periodic observations of the location of vehicles parked in the immediate vicinity of the licensed premises and announce to and advise its patrons of any vehicles which are improperly parked, giving patrons notice and opportunity to move such vehicles.
4. Licensee will use its reasonable efforts to avoid patrons from loitering on or about the Licensed Premises and/or on nearby residential properties immediately surrounding the Licensed premises. Licensee will not allow patrons

to congregate or loiter in front of its establishment and, if necessary to accomplish that goal, shall post signs indicating “No Loitering” “Loitering” shall not include patrons standing outside the bar for the purposes of smoking, but will include any patrons standing outside the bar, for any purpose, after closing time.

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.

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-201

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 **2026-2027 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 **2026-2027 license term**.

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

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-202

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 **2026-2027 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, 2026 through June 30, 2027.**

/s/ Mary J. Novak, Councilwoman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

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.

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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.

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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 #2026-203

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, due to the delayed mailing of the Third Quarter tax bills for Calendar Year 2026, the Taxpayers of the Borough of Sayreville are entitled to a grace period wherein interest will not be charged; and

WHEREAS, the Borough Council finds that the residents of the Borough are entitled to a reasonable time to receive their tax bills for the third quarter and to pay the same without being delinquent and subject to the payment of interest.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sayreville, in the County of Middlesex, State of New Jersey, that pursuant to N.J.S.A. 54:4-66.5 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, 2026, provided that the payment therefore is actually received by the Tax Collector on or before the 25 days of mailing of the Tax Bills or a grace period to be determined after that time.

BE IT FURTHER RESOLVED, that any quarterly property tax installment due for the third quarter of Calendar Year 2026 for which payment has not been received by the *25 days after mailing of the Tax Bills or a grace period to be determined after that* shall be charged interest from August 1, 2026 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 2026 due and payable on November 1, 2026, 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.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately accordingly to law.

/s/ Mary J. Novak, Councilwoman
(Admin. & Finance Committee)

JULY 20, 2026 REGULAR/AGENDA MEETING	
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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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2026-204
**RESOLUTION AUTHORIZING A REFERENDUM ON THE PROPOSED
INCREASE TO THE BOROUGH OF SAYREVILLE'S LOSAP
CONTRIBUTIONS TO BE SUBMITTED TO THE MIDDLESEX COUNTY
CLERK FOR PLACMENT ON THE BALLOT FOR THE NOVEMBER 3, 2026
ELECTION PURSUANT TO N.J.S.A. 40A:14-185.**

WHEREAS, by way of Ordinance No. 624-99, adopted on September 1, 1999, as approved by public referendum at the November 2, 1999 general election, the Borough of Sayreville established a Length of Services Awards Program (“LOSAP”) pursuant to N.J.S.A. 40A:14-183, *et seq.*, to recognize and award the volunteers in the Borough’s emergency services organizations; and

WHEREAS, the original LOSAP program, as approved by referendum, authorized the annual contribution for qualified, active volunteers to be Seven Hundred Fifty and 00/100 (\$750.00) Dollars; and

WHEREAS, the LOSAP contributions have not been increased since it was originally established in 1999; and

WHEREAS, to further recognize and award the Borough's volunteer members of its emergency services organizations, the Mayor and Council find it to be in the best interest of the Borough to increase the LOSAP annual contribution to One Thousand, One Hundred Fifty and 00/100 (\$1,150.00) Dollars; and

WHEREAS, since this increase exceeds the permitted annual cost of living adjustment following the Consumer Price Index, prior to enacting the increased LOSAP contributions, same shall be presented as a public question for the Borough voters at the next general election; and

WHEREAS, the Mayor and Council wish to seek the sentiment of the voters of the Borough to approve the increase LOSAP contributions.

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

The Middlesex County Clerk is hereby requested to place the following public question on the Ballot at the next General Election to be held on Tuesday, November 3, 2026:

Public Question

Should the Borough of Sayreville amend its Length of Service Award Program (LOSAP) to increase the annual base contribution for each qualifying active volunteer member of a qualified emergency service organization of the Borough of Sayreville from Seven Hundred Fifty and 00/100 (\$750.00) Dollars to One Thousand, One Hundred Fifty and 00/100 (\$1,150.00) Dollars, with an automatic annual cost of living adjustments based upon the Consumer Price Index as annually determined by the Director of the Division of Local Government Services as permitted by law?

YES

NO

Interpretative Statement

In 1999, the Borough of Sayreville established a Length of Services Awards Program (“LOSAP”) pursuant to N.J.S.A. 40A:14-183, et seq., which was adopted in Ordinance No. 624-99, and approved by public referendum at the November 2, 1999 general election. The LOSAP originally set the annual contribution for qualified, active volunteers to be Seven Hundred Fifty and 00/100 (\$750.00) Dollars. The Borough’s LOSAP contributions have not been increased since it was originally established in 1999. The Mayor and Borough Council now seek the approval of the legal voters of the Borough of Sayreville, Middlesex County, New Jersey, to increase the Borough’s existing annual LOSAP contributions to One Thousand, One Hundred Fifty and 00/100 (\$1,150.00) Dollars, with an automatic annual cost of living adjustments based upon the Consumer Price Index as annually determined by the Director of the Division of Local Government Services. All other terms and requirements of the LOSAP will remain the same. The Borough’s LOSAP currently applies to qualified, active volunteer members of the Sayreville Volunteer Fire Department, the Sayreville Emergency Squad, and the Morgan First Aid Squad.

A YES vote on this Referendum would authorize the Mayor and Borough Council to increase the annual contribution under its existing LOSAP to \$1,150 per qualifying active volunteer member of a qualified services organization of the Borough of Sayreville. A NO vote on this Referendum would not allow the Mayor and Borough Council to increase its annual LOSAP contribution, which would remain at \$750 per qualifying active volunteer member of a qualified services organization of the Borough of Sayreville.

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

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

/s/ John Zebrowski, Councilman
(Sponsor)

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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

- **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.

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

Council President Zebrowski made a motion to accept the correspondence.
Seconded by Councilman Blemur.

Roll Call: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, all Ayes.

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

- 1) Commented on budget being passed.
Councilwoman Novak made a motion to ban data centers completely.
Seconded by Councilman Blemur.

Roll Call: Ayes: Councilpersons Novak, Blemur, Rios

Nays: Councilpersons, Colaci, Synarski, Zebrowski

Borough Clerk announced 3-3 tie. Mayor vote nay. Motion dies.

Councilwoman Novak made a motion to designate the 1909 Borough Hall/Firehouse as a Local Historical site. Seconded by Councilman Blemur.

Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, all Ayes.

- **PUBLIC SAFETY – Councilman Blemur**

- 1) Thanked all departments that keep the Borough safe.
- 2) Thanked the Police Dept. for an outstanding youth Police Academy graduation and congratulated the graduates.
- 3) National Night will be held on August 4th at the War Memorial Park from 5pm-8pm.

- **PUBLIC WORKS – Councilman Rios**

- 1) Thanked Public Works for all their hard work with the storms.
- 2) Thanked the legislators for securing \$1 million in funding for Fielek Park.
- 3) Met with Shade Tree Commission continuing the discussion on the cherry blossom project and welcomed new member Bharti Shah to the commission.
- 4) Congratulated Heather on becoming the new Historical Society President.
- 5) Commented on the Riverton tour.
- 6) Commented on the reading of the Declaration of Independence in front of Borough Hall.
- 7) Commented on comments made to Councilwoman Novak at the last meeting.
- 8) Questioned who rules on point of order.
Borough Attorney responded that the Mayor chairs the meeting and rules on point of order.
Councilman Rios made a motion to implement zoom public participation.
Seconded by Councilman Blemur.

Roll Call: Ayes: Councilpersons Rios, Blemur, Novak

Nays: Councilpersons Colaci, Synarski, Zebrowski

Borough Clerk announced 3-3 tie. Mayor voted nay. Motion dies.

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➤ **RECREATION – Councilman Colaci**

- 1) Reported on events/programs at the Active Adult Center, Cultural Arts, Recreation Dept. and library.

➤ **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**

- 1) Commented on the community garden.
- 2) Solar panels got damaged due to wind.

➤ **PLANNING & ZONING – Council President Zebrowski**

- 1) Asked for an update on the traffic light request by Winding Woods.
Borough Engineer responded that he's waiting for information from the Police Department to send back to the county for justification.
- 2) Questioned when the upgrade for the traffic light at Crossman will be installed.
Borough Engineer Cornell responded that they have to move the utilities in order to do the upgrade.
- 3) Requested the Traffic Safety Bureau to take a look at Quaid Street because it is the main thoroughfare to the school and the traffic flow is very high and could be dangerous.

➤ **MAYOR – Kennedy O'Brien**

- 1) Recommended the people that came and spoke on the data centers for them to get some knowledge about land use.
Mayor called up Eloy Fernandez to give a report on the 1st Latino Day.
Mr. Fernandez stated Latin Day will be held on September 19th. There will be performers, fireworks and vendors.

• **GENERAL DISCUSSION 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.

- 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.

- 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.

- Approved.

- 4) Authorization for membership to the Purchasing Cooperative of America (PCA) of Hico, TX.

- Resolution.

- 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.

- 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.

- Approved.

- 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.

- 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.

- Approved.

- 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.

- Approved.

- 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.

- Approved.

- 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.

- 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.

- Approved.

- 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.

- Approved.

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to award a contract to NY/NY Elevator for Borough Hall Elevator repairs at a fee not to exceed \$180,000.00.

- Resolution.

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

- Approved.

➤ **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.

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Improvements to Oak Street – Change Order Request (Verbal Report).

- Resolution.

- 2) US Route 9 North Ramp to Garden State Parkway – Agreement with New Jersey Department of Transportation (Verbal Report).

- Resolution.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

• **PUBLIC PORTION**

At this time Mayor O'Brien opened the meeting to the public for comments on any and all matters.

Those commenting were:

- Ken Olchaskey

Mr. Olchaskey thanked the council members who changed their vote to make the building next door a historic site. He thanked Councilman Blemur for his continued support on a ban for data centers. Mr. Olchaskey stated that if the Borough had proper land use laws that some of the lawsuits in town would not happen. He commented on affordable housing issues.

- Heather Yannone, 15 Ida Street

Ms. Yannone thanked the council for finally giving the historical designation to the 1909 Town Hall. She stated her concerns regarding the lack of transparency and oversight for the 1909 Town Hall.

Councilman Zebrowski asked Borough Engineer to touch on the damage of the building.

Borough Engineer Cornell responded that there was damage done by the contractor and they are aware of it and will take care of the problem.

Councilman Blemur questioned who authorized the safes be thrown out. Business Administrator Skarzynski responded that the Historical Society was given the opportunity to remove any artifacts and anything left after was considered debris.

- Frank Terzino, 32 Canal Street

Mr. Terzino stated at the meeting with the architect he was nervous so it seemed he agreed. He requested a presentation be made to the Historical Society first.

Councilman Rios questioned if the architect has the credentials to work on a historical site.

Business Administrator Skarzynski responded that he's a qualified architect that the Borough has used and doesn't know if he has a specific historical certification.

- Mike Vona, Weber Avenue

Mr. Vona commented on the traffic light timing issues. He commented on the pump station on Weber Ave. Mr. Vona questioned what streets in town will be paved.

- Brant Wright, 154 Pulaski Avenue

Mr. Wright requested that curbs need to be painted for safety because cars are parking all over the place.

No further comments.

Councilman Rios made a motion to close the Public Portion. Seconded by Councilman Blemur.

Roll Call: Voice Vote, all Ayes.

• **ADJOURNMENT**

No further business Councilwoman Novak made a motion to adjourn. Seconded by Councilman Rios.

Roll Call: Voice Vote, all Ayes.

Time 10:43 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____