

RESOLUTION #2026-205

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.

Kennedy O'Brien, Mayor

Herve Blemur, Councilman

Alberto Rios, Councilman

Michael Colaci, Councilman

Stanley Synarski, Councilman

Mary J. Novak, Councilwoman

John Zebrowski, Councilman

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-206
DECLARE BLOCK 182, LOT 28 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM SEPTEMBER 30, 2025

WHEREAS, the Tax Assessor, by way of a June 26, 2026 memorandum, has requested that the Borough Council cancel the taxes due from September 30th, 2025 for the property known as Block 182, Lot 28 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 September 30th, 2025 and cancel all subsequent taxes for Block 182 Lot 28.
2. That the Borough Council hereby declares Block 182, Lot 28 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-207

WHEREAS, application has been received by the Licensing Authority for a Person to Person Transfer of Plenary Retail Consumption License #1219-33-058-009, heretofore issued to Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc. (pocket license) in the Borough of Sayreville, New Jersey; and

WHEREAS, the submitted application is complete in all respects, transfer fees have been paid, and applicant has disclosed with the issuing authority the source of all funds used in the purchase of said license and business; and

WHEREAS, the applicant has duly advertised in the Home News Tribune on December 19, 2025 and December 26, 2025, as required by law, and has produced proof of publication as to such advertising; and

WHEREAS, no objections or protests have been made with regard to said transfer; and

WHEREAS, all other necessary requirements have been fulfilled and proper investigations have been made, the applicant is qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville does hereby approve the transfer of Plenary Retail Consumption License #1219-33-058-009 from Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc. to THEKA LLC a Pocket License with conditions as contained in Appendix A, be *transferred effective August 18, 2026*

(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

EXHIBIT A

CONDITIONS ON P.R.C.L. #1219-33-058-009
THEKA, LLC

1. Licensee shall strictly enforce a policy that patrons who have been admitted to enter the Licensed Premises who subsequently exit the Licensed Premises will not be permitted to re-enter the Licensed Premises on the same day/evening. This measure is intended to address the Mayor and Council's previous finding that drug activity was noted on the Licensed Premises and in recognition of the fact that a practice of allowing patrons to exit and then re-enter the Licensed Premises facilitates drug activities by providing an opportunity for such persons to retrieve contraband from their vehicles for use and/or distribution inside and adjacent to the Licensed Premises. Additionally, this measure is intended to alleviate the problem of patrons loitering in and around the parking lot during Licensee's operating hours and engaging in illegal, disorderly or nuisance causing behaviors.
2. Licensee's security staff shall be required to obtain photo identification cards, prepared by the Sayreville Police Department, that must be kept on their persons at all times while employed at or located on Licensee's property. This measure is intended to alleviate difficulties encountered by police investigation complaints on the premises, in which members of the security staff are identified as either potential witnesses or suspects and is also designed in response to the findings of a previous ABC investigation in which it was discovered that some of the employees found on-site during the investigation were not properly entered in Licensee's employee records.
3. Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee's parking lots and other outside premises, as well as all residential areas within a five hundred (500) foot radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o'clock in the morning (10:00 a.m.) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all such litter, trash and other discarded items as may be generated by and/or associated with Licensee's operation. To the extent that residents within such five hundred (500) foot radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee's sole cost. This measure is designed to alleviate any problem associated with the accumulation of empty beverage containers, cans, bottles and other debris that results from the operation of the Licensed Premises. .
4. Licensee shall construct and maintain an 8' high solid fence at the rear property line mandated by the Planning Board Resolution dated March 2, 2016, before conducting any public event.

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

adequate security presence, to discourage unlawful, disorderly or hazardous activities within the Licensed Premises and in the parking lot.

11. Licensee shall strictly enforce a policy to bar admittance to any patron who is not wearing a non-removable wristband, that has been provided to such patron by Licensee's valet parking attendant or parking supervisor, as evidence that the vehicle in which such patron arrived at the Licensed Premises has been parked in Licensee's parking lot. The only exception to this policy shall be for those patrons who demonstrate to Licensee before admittance that they hold a valid New Jersey motor vehicle license indicating that they reside within five hundred (500) feet of the Licensed Premises and have not arrived at the Licensed Premises in a motor vehicle. This condition is intended to restrict admittance to the Licensed Premises to only those patrons whose vehicles, as a driver or occupant thereof, are lawfully parked in Licensee's parking lot, in order to address issues raised by at the Planning Board regarding illegal parking, property trespass, loitering, and related nuisances.
12. Licensee shall institute a policy requiring its security staff to immediately report to the Sayreville Police Department any violations of Title 39 observed by such staff in and around the Licensed Premises, and to provide the Borough Clerk, on a monthly basis, with a list of all such reports made by the Licensee's security staff to police within the prior month.
13. On a weekly basis, Licensee shall deliver in person, mail, or fax a copy of the E-141-A list, commonly known as the employee list, to the Police Department. DJs, dancers and other entertainers are to be included as employees as per ABC rules.
14. Licensee shall provide a list of entertainers who are booked prior to the scheduled date. The information shall be delivered to the Sayreville Police Department at the time a contract is executed and signed and the information shall be delivered to the Sayreville Police Department as to the name of the outside entertainer employees.
15. Teen nights are prohibited.
16. All patrons will have their vehicles valet parked, and upon presenting proper ID, will receive a wristband. Once a person exits the premises, they cannot re-enter.
17. Occupancy shall be limited to six hundred (600) persons.
18. During the six months following June 30, 2016, no more than five (5) public events shall be permitted on the premises. Thereafter, no public events may be conducted without Planning Board Approval and subsequent amendment of this Condition.
19. Notice of all public events shall be provided to the Sayreville Police Department at least seventy two (72) hours in advance of any public event scheduled on the

premises. Licensee shall participate in community meetings if requested by the Police Department.

20. During public events, the licensee shall submit to random noise level readings by the Sayreville Police Department.
21. Licensee shall provide independent noise level readings for every public event for review by the Police Department within 72 hours after the event. Noise levels must meet the State standards contained in N.J.A.C. 7:29-1, *et seq.*
22. All public events must be managed by the Licensee and not by a third party.
23. The applicant shall provide a security guard at the rear parking lot in order to prevent trespassing on the adjacent residential lots.

Dated: June 13, 2018

By Order of the Mayor and Council

RESOLUTION #2026-208

**RESOLUTION APPROVING THE EXPENSES RELATED TO THE CLEAN UP AND
REMOVAL OF DEBRIS AND OVERGROWTH AT BLOCK 107, LOT 5, COMMONLY
KNOWN AS 10 HENRY STREET, SAYREVILLE, NEW JERSEY AND TO AUTHORIZE THE
COLLECTION OF ALL AMOUNTS DUE RELATIVE TO SAME**

WHEREAS, the owner of Block 107, Lot 5, commonly known as 10 Henry Street ("the property"), believed to reside outside of the State of New Jersey, has refused to maintain or provide for the general upkeep of the property, which resulted in the accumulation of debris and the overgrowth of vegetation on the property; and

WHEREAS, the Borough of Sayreville's Director of Code Enforcement advised the property owner that said debris and overgrowth would need to be removed;

WHEREAS, the property owner refused or neglected to remove the debris and overgrowth, resulting in a Municipal Court order that permitted the Borough of Sayreville to clear the property; and

WHEREAS, pursuant to Borough Ordinance § 12.3-4d, if the owner of land or property refuses or neglects to abate or remedy a condition complained of, after ten (10) days' notice, the Director of Code Enforcement is authorized to engage an outside contractor to abate or remedy same, and may charge the cost of same plus a twenty-five (25%) percent administrative fee against the owner of the land or property; and

WHEREAS, after giving the property owner 10 days' notice, the Borough engaged GK Landscaping to remove the debris and overgrowth from the property, at a cost of \$207.92; and

WHEREAS, the Borough seeks to recover the funds expended in the cleanup of debris and overgrowth from the property in addition to the 25% administrative fee.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville that upon review, the expenses incurred by the Borough in connection with the removal of debris are hereby approved in the amount of \$259.99, which is inclusive of the 25% administrative fee; and

BE IT FURTHER RESOLVED that the Borough Tax Collector is hereby authorized to collect the amount due from the property owner; and

BE IT FURTHER RESOLVED that if unpaid, this charge shall become a lien against the property and added to and become and form part of the taxes on the property, and the Tax Collector shall collect and enforce the charge in the same manner as taxes.

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-209

**RESOLUTION APPROVING THE EXPENSES RELATED TO THE CLEAN UP AND
REMOVAL OF DEBRIS AND OVERGROWTH AT BLOCK 169.31, LOT 2, COMMONLY
KNOWN AS 32 WEBER AVENUE, SAYREVILLE, NEW JERSEY AND TO AUTHORIZE
THE COLLECTION OF ALL AMOUNTS DUE RELATIVE TO SAME**

WHEREAS, the owner of Block 169.31, Lot 2, commonly known as 32 Weber Avenue ("the property"), believed to reside outside of the State of New Jersey, has refused to maintain or provide for the general upkeep of the property, which resulted in the accumulation of debris and the overgrowth of vegetation on the property; and

WHEREAS, the Borough of Sayreville's Director of Code Enforcement advised the property owner that said debris and overgrowth would need to be removed;

WHEREAS, the property owner refused or neglected to remove the debris and overgrowth, resulting in a Municipal Court order that permitted the Borough of Sayreville to clear the property; and

WHEREAS, pursuant to Borough Ordinance § 12.3-4d, if the owner of land or property refuses or neglects to abate or remedy a condition complained of, after ten (10) days' notice, the Director of Code Enforcement is authorized to engage an outside contractor to abate or remedy same, and may charge the cost of same plus a twenty-five (25%) percent administrative fee against the owner of the land or property; and

WHEREAS, after giving the property owner 10 days' notice, the Borough engaged GK Landscaping to remove the debris and overgrowth from the property, at a cost of \$138.61; and

WHEREAS, the Borough seeks to recover the funds expended in the cleanup of debris and overgrowth from the property in addition to the 25% administrative fee.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville that upon review, the expenses incurred by the Borough in connection with the removal of debris are hereby approved in the amount of \$173.26, which is inclusive of the 25% administrative fee; and

BE IT FURTHER RESOLVED that the Borough Tax Collector is hereby authorized to collect the amount due from the property owner; and

BE IT FURTHER RESOLVED that if unpaid, this charge shall become a lien against the property and added to and become and form part of the taxes on the property, and the Tax Collector shall collect and enforce the charge in the same manner as taxes.

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-210

**RESOLUTION APPROVING THE EXPENSES RELATED TO THE CLEAN UP AND
REMOVAL OF DEBRIS AND OVERGROWTH AT BLOCK 254.01, LOT 1.05,
COMMONLY KNOWN AS 807 WASHINGTON ROAD, SAYREVILLE, NEW JERSEY AND
TO AUTHORIZE THE COLLECTION OF ALL AMOUNTS DUE RELATIVE TO SAME**

WHEREAS, the owner of Block 254.01, Lot 1.05, commonly known as 807 Washington Road ("the property"), believed to reside outside of the State of New Jersey, has refused to maintain or provide for the general upkeep of the property, which resulted in the accumulation of debris and the overgrowth of vegetation on the property; and

WHEREAS, the Borough of Sayreville's Director of Code Enforcement advised the property owner that said debris and overgrowth would need to be removed;

WHEREAS, the property owner refused or neglected to remove the debris and overgrowth, resulting in a Municipal Court order that permitted the Borough of Sayreville to clear the property; and

WHEREAS, pursuant to Borough Ordinance § 12.3-4d, if the owner of land or property refuses or neglects to abate or remedy a condition complained of, after ten (10) days' notice, the Director of Code Enforcement is authorized to engage an outside contractor to abate or remedy same, and may charge the cost of same plus a twenty-five (25%) percent administrative fee against the owner of the land or property; and

WHEREAS, after giving the property owner 10 days' notice, the Borough engaged GK Landscaping to remove the debris and overgrowth from the property, at a cost of \$346.53; and

WHEREAS, the Borough seeks to recover the funds expended in the cleanup of debris and overgrowth from the property in addition to the 25% administrative fee.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville that upon review, the expenses incurred by the Borough in connection with the removal of debris are hereby approved in the amount of \$433.16, which is inclusive of the 25% administrative fee; and

BE IT FURTHER RESOLVED that the Borough Tax Collector is hereby authorized to collect the amount due from the property owner; and

BE IT FURTHER RESOLVED that if unpaid, this charge shall become a lien against the property and added to and become and form part of the taxes on the property, and the Tax Collector shall collect and enforce the charge in the same manner as taxes.

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-211

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE
BOROUGH TO ADVERTISE FOR THE RECEIPT OF BIDS
FOR ABANDONED VEHICLES**

WHEREAS, the Borough of Sayreville Police Department is in possession of approximately twelve (12) vehicles that have been abandoned by the owners; and

WHEREAS, it is the policy to advertise a Public Sale by a Public Agency; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the Borough Clerk is authorized to place a Legal Notice requesting the receipt of bids for the aforesaid abandoned vehicles in possession of the Borough of Sayreville Police Department.

(Public Safety Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-212

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

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

WHEREAS, Custom Care Services, Inc. had indicated their interest in extending their terms of the aforesaid contract; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$97,425.00 is available in Account No. 6-01-28-375-228.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that the terms and conditions of the current contract with Custom Care Services, Inc. in an amount not to exceed \$97,425.00.

(Public Safety Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Daniell Maiorana, CFO

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-213

BE IT AND IT IS HEREBY RESOLVED that the Proper Borough Officials are hereby authorized and directed to release the balance in escrow to Colonial Gardens Builders, LLC for 21 John Street in the amount of \$1,863.50.

(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-214

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: Improvements to Oak Street Project
- Contractor: S. Brothers Inc.
16 Sobechko Road
Manalapan, NJ 07726
- 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.

(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-215

BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute a Utility Engineering and Construction Agreement with the New Jersey Department of Transportation for Route 9 North Ramp to Garden State Parkway North, UECA-08-Rt. 9 N, Ramp to GSP N-183210, UPC Code: 183210, Contract ID No. 26-12036 and UECA09-Rt 9 N, Ramp to GSP N-183210, UPC Code: 183210, Contract ID No. 26-12037.

(Water & Sewer Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-216

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY, DESIGNATING THE
1909 TOWN HALL / FIRE HOUSE AS A LOCAL HISTORIC SITE**

WHEREAS, the Borough of Sayreville owns the property located at 165 Main Street whereupon the 1909 Town Hall / Fire House is located; and

WHEREAS, the Borough is currently in the process of renovating the town hall / fire house structure on the site; and

WHEREAS, at its July 20, 2026 Council meeting, the Council voted to designate the 1909 Town Hall / Fire House as a local historic site; and

WHEREAS, the Council's historic designation was not have the site identified on any Federal or State historic preservation registries or enrolled in any such historic preservation programs at such time; but rather to recognize the historic significance of this site.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that this Resolution hereby memorializes the vote taken at the July 20, 2026 Council meeting designating the 1909 Town Hall / Fire House as a local historic site.

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

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-217

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING AND APPROVING THE
SETTLEMENT AGREEMENT BETWEEN THE SAYREVILLE BOARD OF EDUCATION
AND THE BOROUGH OF SAYREVILLE**

WHEREAS, the Borough of Sayreville and the Sayreville Board of Education (“BOE”) previously worked together to find a location for the BOE’s development of a bus depot facility, which resulted in the parties entering into a Memorandum of Understanding, dated May 9, 2022 (the “MOU”) for the development of same on a Borough-owned site; and

WHEREAS, the terms and enforceability of the MOU became in dispute resulting in a litigation filed by the BOE, entitled Sayreville Board of Education v. Borough of Sayreville, Docket No. MID-C-000149-23, in the Superior Court of New Jersey, which is currently pending appeal at the Appellate Division, Docket No. A-000311-25T3 (the “Litigation”); and

WHEREAS, the parties have been working together to try and reach a settlement of the Litigation; and

WHEREAS, as a result of such good faith negotiations, the BOE has entered into a contract for the purchase of an alternate property known as 400 Crossman Road, Sayreville, NJ 08872 (“the Crossman Property”), for the location of its bus depot facility; and

WHEREAS, in exchange for the mutual release of all claims and defenses, the Borough agrees to waive the BOE’s annual fee of \$200,000 to be paid to the Borough pursuant to and Interlocal Services Agreement Between the Borough of Sayreville and the Sayreville Board of Education for Funding of the School Security Program, for a period of three (3) years, to assist with the costs and expenses associated with the BOE’s bus depot facility; and

WHEREAS, based on the foregoing, the parties have agreed upon the settlement of the Litigation, subject to the terms and conditions set forth in the Settlement Agreement and Mutual Release, to be attached to this Resolution; and

WHEREAS, the Mayor and Council find it to be in the best interest of the Borough and its citizens to settle the Litigation with the BOE, subject to the terms and conditions set forth in the Settlement Agreement and Mutual Release.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that this Resolution hereby memorializes the vote approving the settlement of the Litigation taken at the July 20, 2026 Council meeting, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Borough is hereby authorized to enter into the Settlement Agreement and Mutual Release with the BOE, pursuant to the terms and conditions set forth therein.

3. The Mayor is hereby authorized to the Settlement Agreement and Mutual Release in substantially the form attached to and made a part of this Resolution.

4. The Borough Clerk, Administrator, Chief Financial Officer, Attorney and other appropriate official are authorized to take appropriate actions to accomplish the authorizations set forth in this Resolution and comply with the terms of the Settlement Agreement and Mutual Release.

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

(Admin. & Finance Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2026-218

BE IT AND IT IS HEREBY RESOLVED that the proper Borough officials are hereby memorializing an award of an emergency contract for the Borough Hall elevators repairs to NY/NJ Elevator Corporation, 610 Frelinghuysen Ave., Newark, NJ 07133, at a total cost not to exceed \$200,000.00.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funding in the amount of \$200,000.00 is available in Account No. C-04-55-023-110 and C-04-55-035-210.

(Public Works Committee)

Reviewed by the Borough Attorney and is approved as to form and the Resolution satisfies all of the legal requirements for the Mayor's signature.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Daniell Maiorana, CFO

	Blemur	Colaci	Novak	Rios	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						