

Mayor O'Brien opened the Regular/Agenda Meeting at 7:03 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this August 17, 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 Colaci, Novak, Rios, Synarski, Zebrowski

Absent: Councilman Blemur

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:**

-NONE

- **PROCLAMATION & PRESENTATIONS**

-NONE

- **EXECUTIVE SESSION**

- **OLD BUSINESS:**

a) Public Hearing on the following Ordinances:

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

Public Hearing on Ordinance #17-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #17-26.

There were no comments.

Council President 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 Synarski.

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

ORDINANCE #17-26

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

WHEREAS, Parlin Section 1 Urban Renewal, LLC ("Redeveloper"), is the fee simple owner and redeveloper of a portion of the properties subject to the Hercules Redevelopment Plan dated December 13, 2017 (adopted pursuant to Borough Ordinance #410-18) (as same has been amended prior to the date hereof, the "Hercules Redevelopment Plan"), which properties are

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designated on the tax maps of the Borough of Sayreville (the “Borough”) as Block 44, Lot 249, Block 43, Lot 250 and Block 43, Lot 251 (“Grantor’s Property”); and

WHEREAS, pursuant to the terms and conditions of the Hercules Redevelopment Plan, and the Sayreville Borough Planning Board’s (“Board”) grant of preliminary and final site plan and major subdivision approval granted to Redeveloper with respect to Grantor’s Property, and in connection with the redevelopment of Grantor’s Property, Redeveloper is required to grant the Borough various water, sewer, and stormwater drainage easements, temporary access easements, an amendment to an existing easement for the Borough’s public water system, and is required to dedicate to the Borough portions of Grantor’s Property for public roadways and road widening purposes;

WHEREAS, Redeveloper is willing to dedicate and convey to the Borough and the Borough is willing to accept from Redeveloper, the portions of Grantor’s Property shown and identified as “Callahan Boulevard (60’ Wide)”; “Portion of Block 40, Lot 1, Block 43, Lot 1 and Block 44, Lot 1 to be Conveyed to the Borough of Sayreville for Widening of Cheesequake Road”; “Portion of Block 83.04, Lot 1 and Block 40, Lot 1 to be Conveyed to the Borough of Sayreville”, on that on that certain subdivision plat filed in the Middlesex County Clerk’s Office as Map No. 6957, File 989, as more particularly described in the Deed of Dedication, the form of which is attached hereto and made a part hereof (the “Deed of Dedication”);

WHEREAS, the Borough officials and professionals have reviewed the Deed of Dedication, the easement agreement (for the water, sewer and stormwater drainage easements), the temporary access easements and the amendment to the Borough’s existing water line easement, the forms of which are attached hereto, and find same to be acceptable, meeting the requirements of the Redevelopment Plan and Board approvals; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* (“LLBL”), the Borough is authorized to accept interests in real property by ordinance; and

WHEREAS, the Mayor and Borough Council of the Borough of Sayreville find it to be in the best interest of the Borough to accept the Deed of Dedication and easements;

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

1. The Mayor Borough Council of the Borough of Sayreville hereby accepts the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication (for public roadway and road widening purposes), and Amendment to Easement Agreement from Redeveloper in connection with the redevelopment of Grantor’s Property.
2. The Mayor and Borough Clerk are hereby authorized to execute the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication (for public roadway and road widening purposes), and Amendment to Easement Agreement, in substantially the forms attached hereto.
3. The appropriate Borough officials, including the Mayor and Borough Clerk, are hereby authorized and directed to take all required actions to complete the Borough’s acceptance of the Easement Agreement (sanitary sewer, water and stormwater drainage easements), Temporary Access Easement Agreement, Deed of Dedication, and Amendment to Easement Agreement, including the execution of documents, along with the recording thereof.
4. If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held by a court of competent jurisdiction 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.

- 5. 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.
- 6. 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.
- 7. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (3) publication in accordance with the laws of the State of New Jersey.

INTRODUCED/APPROVED ON FIRST READING

DATED: July 20, 2026

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

/s/John Zebrowski, Councilman
(Planning & Zoning Committee)

ADOPTED ON SECOND READING

DATED: August 17, 2026

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

/s/John Zebrowski, Councilman
(Planning & Zoning Committee)

APPROVAL BY THE MAYOR ON THIS _17th_ DAY OF _AUGUST_, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

b) Appointments:

Mayor made the following appointment:

CULTURAL ARTS COUNCIL
3 Yr. Unexpired Term Bharti Shah

Mayor asked if there are if there was a motion.
Councilwoman Novak moved the appointment. Seconded by Councilman Colaci.

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

- **NEW BUSINESS:**
 - a) Introduction of the following ordinances:

ORDINANCE #18-26

BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S REQUIREMENTS FOR
THE JUNIOR FIREMEN'S AUXILIARY
(Public Safety Committee- Co. Blemur – Public Hearing 9-14-26)

Councilman Rios moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for September 14, 2026. Motion was seconded by Councilman Colaci.

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

- **CONSENT AGENDA RESOLUTIONS**

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

-Frank Terzino, 32 Canal Street

Commented on the wording in 2026-216. He would like change the word renovating to preservation.

-Ken Olchaskey, Sayreville

Remarked on the resolution 2026-216 and the wording change. Questioned the use of the old firehouse once it is completed and the disposal of items within.

-Heather Yannone, 15 Ida Street

Spoke on 2026-216 and the wording in the Resolution.

-Art Rittenhouse, 33 Delikat Lane

Stated his comments on Resolution 2026-216 and the Architect. Spoke on 2026-217 and his thoughts on the location of the bus depot.

-Eloy Fernandez, Laurel Park

Spoke on the cooperation between the Borough and the Board of Education and the bus depot.

Council President Zebrowski made a motion to close the Public Portion and adopt the Consent Agenda Resolutions with 2026-216 amended as described by Counsel which strikes the term renovation and replaces it with preservation. Seconded by Councilman Colaci.

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

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.

/s/ Kennedy O'Brien, Mayor

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 August 17, 2026 in the amount of \$26,481,210.33 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

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.

/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

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*

/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

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

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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.

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

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.

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

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.

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

/s/ Danielle Maiorana, CFO

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.

/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

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.

/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
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O'Brien</u> Mayor

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.

/s/ Stanley Synarski, Councilman
(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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O'Brien</u> Mayor

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 preserving 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 to 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.

/s/ Mary J. Novak, Councilwoman
(Sponsor)

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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

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 4 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.

/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

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.

/s/ Alberto Rios, Councilwoman
(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

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

Mayor called up Jim McCracken from Troop 96. Mr. McCracken asked that the Borough cover the fees for the Scouting Troops in Sayreville. He described the Scouting program and some of the accomplishments of the Scouts and how the Scouts have volunteered and aided the Borough through the years.

-Robert Murphy, Troop 96
Spoke on his time in the Scouts.

-Charles Ritchie, Troop 96
Commented on how has scouting shaped his life so far.

-Lionel Ademick, Troop 97
Spoke on his goals in the Scouts.

-MaryAnn Elizondo, Troop 777
Commented on how the Scouting program for the girls has helped them.

- **CORRESPONDENCE:**

- A. Departmental Reports for July, 2026.
- B. Minutes from Boards/Commissions:
 - 1. Shade Tree Commission – July 16, 2026.
- C. Retirement/Resignations received from the following:
 - 1. Deborah Gordon from Cultural Arts effective immediately.
 - 2. Louis Kwiatek from President Park Fire Co. No. 1 effective August 3, 2026.
 - 3. Paul Eginton from Deputy Court Administrator effective September 1, 2026.
- D. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Township of East Brunswick Council on August 24, 2026 at 7:30pm for Ordinance #26-21 prohibiting data centers in all commercial, business and industrial zoning districts.
 - 2. Notice of Public Hearing to be held before the Sayreville Planning Board on August 19, 2026 at 7:30pm seeking amended final major site plan approval for certain entrance improvements and relocation of the Bass Pro Shops boat storage area.
 - 3. Notice of Public Hearing to be held before the Sayreville Planning Board on August 19, 2026 at 7:30pm seeking preliminary and final major site plan approval for the construction of the Victory Substation located at Block 257.02, Lot 1.05.
 - 4. Notice of Public Hearing to be held before the Sayreville Zoning Board on August 26, 2026 for a proposed deck at 145 Main Street.

Councilwoman Novak made a motion to accept the correspondence. Seconded by Council President Zebrowski.

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

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

- 1) Commented on budget being passed and already looking at next year's budget. Said they we will keep the scouts in mind.
- 2) Asked about the prevention of water damage in the old firehouse. Response by the Borough Engineer.
- 3) Asked how the Historical Society will be included in future talks regarding the old firehouse. Response by the Business Administrator.

- **RECREATION – Councilman Colaci**

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

- **PUBLIC SAFETY – Councilman Rios**

- 1) Progress.

- **PUBLIC WORKS – Councilman Rios**

- 1) Commented on Public Works' progress through the Summer months and noted the preparations that are being worked on for the next seasons.
- 2) Spoke on Public Works' efforts in assisting Cultural Arts with their events.
- 3) Thanked employees for their work.
- 4) Recognized all that helped make this Summer successful.
- 5) Recognized the Historical Society for their events this Summer.

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6) Commented on East Brunswick's data center ordinance.

Councilman Rios made a motion to make a permanent ban on data centers that will give the residents and the governing body infinite time to make a thoughtful decision and not rush a decision to allow these data centers in. Seconded by Councilwoman Novak.

Roll Call: Ayes: Councilpersons Novak, Rios

Nays: Councilpersons, Colaci, Synarski, Zebrowski

Councilwoman Novak asked for meeting that the Council could ask questions to the Police Command staff and the Flock Camera providers.

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

- 1) Commented on water production and the proactive actions taken by the Water Department.
- 2) Spoke on the Community Garden.
- 3) Talked on how he walked with a resident through Fielek Park and that he wants this resident involved the renovation of Fielek Park.
- 4) Spoke on how he checks on the old firehouse frequently and talked about how there are many windows damaged.

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

- 1) Thanked the Scouts for coming to the meeting.
- 2) Spoke on the S.E.R.A. study on the downtown area.

Councilman Synarski stated he wants Veterans flags on Main Street. Mayor stated that is being done.

➤ **MAYOR – Kennedy O'Brien**

- 1) Mayor wished to apologize to the Girl Scouts for not including them earlier and called them up to say hello.
- 2) Wished Bernie Bailey a quick and speedy recovery.
- 3) Called Eloy Fernandez up to speak on the fundraiser that took place a Mama Dee's to help support the victims of the Venezuela earthquakes
- 4) Mayor commented on the steel mill in Sayreville and that they are a very strong and a quiet supporter of the community.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Application for Social Affair Permit received from the following:
 - a) American Legion Post 211 to serve beer and wine at their annual Football Tailgate Party on September 27, 2026 from 11:30am – 6:30pm on their grounds.

- Approved.

- 2) Authorization to discharge a mortgage for 14 Harrison Street, Block 111, Lot 14).

- Resolution.

- 3) Authorization to award a Non-Fair and Open Contract to TK1 Solutions of Old Bridge, NJ for IT Support and Maintenance in an amount not to exceed \$44,610.50.

- Approved.

- 4) Authorization to submit 2026 Annual Action Plan for the following projects:
 - Public Infrastructure (Improvements to War Memorial Park)
\$205,123.00
 - Grant Administration \$53,772.80.

- Resolution.

- Planning & Zoning

- Public Safety

1) Request to travel received from the following:

- a) Sayreville Fire Dept. to attend the Annual Firemen's Convention from September 17-September 20, 2026 in Wildwood, NJ.

- Approved.

- Public Works

1) Requests received to hold a block party from the following:

- a) Residents of Pinetree Drive between Cypress Drive and Buttonwood Drive on September 5, 2026 (Rain date September 6, 2026) from 9am-12am.
- b) Residents of Fabiszewski Way Cul-de-Sac on September 12, 2026 (rain date September 13, 2026) from 1pm-6pm.

- Approved.

- 2) Authorization to purchase 95 Gallon Omni Carts from IPL North America, Inc. through the Houston-Galveston Area Council (H-GAC) National Purchasing Co-op Contract #RC01-21 in an amount not to exceed \$42,690.73.

- Approved.

- 3) Authorization to execute a new five year Solid Waste Disposal Agreement with the Middlesex County Utilities Authority (MCUA) for the period of January 1, 2027 through December 31, 2031.

- Resolution.

- Recreation

1) Authorizing the award of a contract to PyroStar Entertainment LLC of Newton, NC for the following:

- a) Festival of Lights Celebration to be held in Kennedy Park on October 3, 2026 (Rain date October 10, 2026) at a cost not to exceed \$15,000.00.
- b) Latino Festival to be held in Kennedy Park on September 19, 2026 (Rain date September 20, 2026) at a cost not to exceed \$15,000.00.

- Resolution.

- Water & Sewer/Environmental

1) Authorization to approve a Treatment Works Approval Permit Application for Transcontinental Gas Pipeline Co, LLC.

- Resolution.

➤ **Business Administrator – Glenn Skarzynski**

1) Authorization to appoint Kurt Hulse as Plumbing Subcode Official - PT in the Construction Dept. effective September 1, 2026.

Councilwoman Novak questioned if this new hire lived in town.

Mayor called for a roll call vote on this matter. Council President Zebrowski made a motion to appoint Kurt Hulse as Plumbing Subcode Official - PT in the Construction Dept. effective September 1, 2026. Seconded by Councilman Synarski.

Roll Call: Ayes: Councilpersons Colaci, Synarski, Zebrowski

Nays: Councilpersons Novak, Rios

2) Authorization to appoint Kimberly Sutton as Public Safety Telecommunicator – Per Diem in the Police Dept., effective September 1, 2026.

Councilwoman Novak questioned if this new hire lived in town.

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Mayor called for a roll call vote on this matter. Council President Zebrowski made a motion to appoint Kimberly Sutton as Public Safety Telecommunicator – Per Diem in the Police Dept., effective September 1, 2026. Seconded by Councilman Synarski.

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

➤ **C.F.O. – Danielle Maiorana**

- 1) Authorization to amend the 2026 Local Municipal Budget for the following:
 - 2026 Clean Communities Grant Program \$95,965.61
 - 2026 Recycling Tonnage Grant \$60,080.63

- **Resolution.**

➤ **BOROUGH ENGINEER -Jay Cornell**

➤ **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:

- Philip, 2304 Lakeview Drive

Commented on his thoughts on safety in his neighborhood and his surprise to see Flock Cameras outside his street. He spoke on his concerns with Flock Cameras.

Mayor commented on having the public forum for the public to be able to ask questions about the Flock Cameras.

- Heather Yannone, 15 Ida Street

Ms. Yannone thanked Council Members that came to the Historical Society's event celebrating Sayreville's 150th and gave an overview of the event. Asked how the Historical Society will be involved in the renovation of the old firehouse.

- Art Rittenhouse, 33 Delikat Lane

He spoke on the possibility of engaging with grants for the old firehouse. He also spoke on the Shade Tree Commission's new program to help the public understand the role of the Shade Tree Commission and their ordinances.

- Bob Duffy, 111 Merritt Avenue

Mr. Duffy spoke on data centers and relayed some information that he learned.

- Ken Olchaskey, Sayreville

He spoke on the old firehouse and removal of historical items. Questioned Council President Zebrowski on the S.E.R.A. study. Commented on Agenda meetings and the reputation of the governing body.

Response by Councilman Zebrowski on his questions about the S.E.R.A. study.

-Dorothy Magee, 53 Fanwood Drive

Ms. Magee spoke on the referendum regarding LOSAP. She wants to have the Auxiliary Police added to the referendum.

Councilwoman Novak and Business Administrator Skarzynski responded with the state law and their actions to have the state law amended to add the Auxiliary Police.

-Frank Terzino, 32 Canal Street

Wished Bernie Bailey a Speedy recovery. Thanked the volunteers of Sayreville Historical Society and DPW. Asked for assistance in maintenance of the areas around the old firehouse.

-Bob Duffy, 111 Merritt Avenue
Talked about an issue that he had with an employee and his frustration that nothing has been done.

-Philip, 2304 Lakeview Drive
Commented on the tracking that his done by the Flock Cameras and the fourth amendment.

-Ken Olchaskey, Sayreville
Said to add cameras on the roadways to catch the poor drivers.

No further comments.

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

Roll Call: Voice Vote, all Ayes.

Councilman Rios commented that people questioning Flock Cameras are not domestic terrorists and looked forward to the public hearing.

Councilwoman Novak commented on the DOT project on Bordentown Avenue and the Council needs to take action on this. Councilman Colaci agreed and Councilman Zebrowski asked the Council Members to write a letter to the DOT expressing their objections.

- ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 9:14 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____