Mayor O'Brien opened the Regular/Agenda Meeting at 7:00 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this September 28, 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:**

- **PROCLAMATION & PRESENTATIONS**
  - ❖ **Certificate of Recognition – Frank Terzino**

Mayor and Council presented the Certificate of Recognition to Frank Terzino for his dedicated service as Historical Society President for four years.

- **EXECUTIVE SESSION**

- **OLD BUSINESS:**

a) Resolution received from the Sayreville Planning Board following a meeting held on September 16, 2026, approving the following Ordinance and referring it back to the Borough Council:
   - #19-26 Amending Hercules Redevelopment Plan II

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

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

b) Public Hearing on the following Ordinances:

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

Public Hearing on Ordinance #19-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #19-26.

There were no 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: Councilpersons Zebrowski, Blemur, Colaci, Novak, Rios, Synarski, All Ayes.

ORDINANCE #19-26
AN ORDINANCE ADOPTING AN AMENDED HERCULES REDEVELOPMENT PLAN II FOR THE FORMER SUNSHINE BISCUIT SITE, SPECIFICALLY THE PROPERTIES IDENTIFIED AS BLOCK 53.02, LOT 8; BLOCK 54.01, LOTS 1.01, 1.02 AND 7; AND BLOCK 14, LOT 1 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF SAYREVILLE, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land within the municipality constitute a "non-condemnation area in need of redevelopment," and adopt redevelopment plans setting forth the terms and conditions of the development of such parcels; and

WHEREAS, the Borough previously designated the properties identified as Block 14, Lot 3; Block 25.01, Lot 1; Block 43, Lots 49, 250, 251; Block 44, Lots 249, 50; Block 45, Lot 51; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; and Block 57.01, Lot 1.01 on the Borough Tax Map, consisting of approximately 590 acres, as areas in need of redevelopment (the "Original Redevelopment Area"), and adopted the original Hercules Redevelopment Plan for same; and

WHEREAS, on September 23, 2024, the Borough Council of the Borough of Sayreville adopted Resolution No. 2024-229, authorizing the Borough of Sayreville Planning Board (hereinafter "Planning Board" or "Board") to conduct a preliminary investigation of the former Sunshine Biscuit property to determine if the properties identified as Block 53.02, Lot 8; Block 54.01, Lots 1.01, 1.02, and 7; and Block 14, Lot 1 on the Borough Tax Map, which is adjacent to the Original Redevelopment area (the "Redevelopment Area") meet the criteria set forth in Section 5 of the LRHL and should be designated as a "non-condemnation area in need of redevelopment;" and

WHEREAS, the Board authorized and directed Veena M. Sawant, AICP, PP, to conduct the preliminary investigation, as well as prepare a report with maps and exhibits showing the boundaries of the Redevelopment Area, which she prepared a Preliminary Investigation Report, dated May 21, 2025 (the "Report"); and

WHEREAS, the Board considered the Report and held a public hearing on same at its May 21, 2025 public meeting; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 21, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an "area in need of redevelopment," which was memorialized by way of Resolution adopted on May 21, 2025; and

WHEREAS, the Borough Council, on June 16, 2025, designated the Redevelopment Area an area in need of redevelopment by adopting Resolution No. 2025-170, which designated the Sayreville Economic and Redevelopment Agency ("SERA") to prepare a redevelopment plan for the Redevelopment Area; and

WHEREAS, SERA, working with Ms. Sawant, prepared the amended Hercules Redevelopment Plan II for the Redevelopment Area, dated September 14, 2026 (the "Redevelopment Plan"); and

WHEREAS, the Mayor and Borough Council reviewed the Redevelopment Plan and found same to be satisfactory; and now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto as **Exhibit A** and made a part hereof.

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

SECTION 1. The Redevelopment Plan attached hereto and made a part hereof as Exhibit A is hereby approved pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

SECTION 2. The Borough Zoning Map shall be amended to designate the entirety of the Redevelopment Area to be consistent with the Redevelopment Plan.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Sayreville, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed. All other parts, portions and provisions of the Ordinances of the Borough of Sayreville are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid in any court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

SECTION 5. The Borough Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this ordinance 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 6. After introduction, the Borough Clerk is hereby directed to submit a copy of this Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within thirty-five (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.

SECTION 7. 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 8. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; (iii) approval of the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (iv) filing of the final form of adopted Ordinance by the Clerk with the Middlesex County Planning Board pursuant to N.J.S.A. 40:55D-16.

INTRODUCED/APPROVED ON FIRST READING
DATED: September 14, 2026

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

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

ADOPTED ON SECOND READING
DATED: September 28, 2026

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

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

APPROVAL BY THE MAYOR ON THIS _28th_ DAY OF _SEPTEMBER_, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Exhibit "A"

(Exhibit A is the plan referenced in the ordinance and is located on the Borough of Sayreville Website.)

Public Hearing on Ordinance #20-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #20-26.

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 Colaci.

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

ORDINANCE #20-26
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ESTABLISH HANDICAPPED PARKING
SPACE ON PULASKI AVENUE

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 7-31.4 entitled "Handicap Parking Spaces" of Section 7-31 entitled "Parking Regulations" of Part I entitled "On-Street Traffic Regulations" of Chapter VII entitled "Traffic" 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 VII – TRAFFIC

PART I – ON-STREET TRAFFIC REGULATIONS

****

7-31 – PARKING REGULATIONS.

****

7-31.4 Handicap Parking Spaces.

a. No person shall park a vehicle at any time in any area designated as a handicap parking space on semi-public or private streets or parking areas for the use by persons, unless said person shall have been issued a special identification card by the Division of Motor Vehicles.

All stalls that are twelve (12′) feet wide and signed with R7-8 (reserved parking signs) in the designated parking areas are reserved for persons who have been issued the Handicapped Parking permit by the Division of Motor vehicles.

Lakeview Development

Sayrebrooke Towne Center

Sayreville Plaza

Torplaza 35

Winding Wood Development

b. Pursuant to the authority granted in N.J.S.A. 39:4-197, the following locations are hereby designated as restricted parking spaces for use by persons who have been issued special vehicle identification cards by the Division of Motor Vehicles. No other person shall be permitted to park in these spaces.

Direction	*Space*	*Name of Street Location*
South Edward Street		
West Side	1 Space	In front of 22 South Edward Street, beginning at a point 4 feet North of the existing driveway apron, and extending a space of 15 feet north thereof. Parking Space to service 22 South Edward Street.
East Side	**1 Space**	**In front of 142 Pulaski Avenue, beginning at point 382 feet South of Snyder Avenue, and extending a span of 15 feet South thereof. Parking Space to service 142 Pulaski Avenue.**

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: September 14, 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: September 28, 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 _28th__ DAY OF _SEPTEMBER_, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #21-26.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #21-26.

There were no comments.

Councilwoman Novak 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 Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.

ORDINANCE # 21-26

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AUTHORIZING A RIGHTS-OF-WAY USE AGREEMENT WITH COMCAST FOR THE INSTALLATION AND OPERATION OF CABLE TELEVISION SYSTEM**

WHEREAS, Comcast of Central New Jersey, LLC ("Comcast") is applying to the New Jersey Board of Public Utilities ("BPU") pursuant to the New Jersey Cable Television Act, N.J.S.A. 48:5A-1, *et seq.*, for a system-wide cable franchise to construct, operate and maintenance a cable television system within a designated initial service area within the Borough of Sayreville; and

WHEREAS, pursuant to such authority granted by the BPU, Comcast may locate, place, attach, install, operate, repair and maintain facilities for the deployment of fiber optic cable within public rights-of-way for purposes of providing cable television service, along with related services a permitted under applicable law and BPU approval; and

WHEREAS, Comcast's facilities and services will be operated and provided in compliance with Orders and the rules and regulations of the Federal Communications Commission and the New Jersey Board of Public Utilities, as well as Municipal Ordinances; and

WHEREAS, N.J.S.A. 48:3-11, *et seq.*, authorizes a municipality to consent, by ordinance, to the petition of a public utility to use public rights-of-way for the operation of public utilities for a period not exceeding fifty years; and

WHEREAS, additionally, the Borough is authorized to enter into right-of-way use agreements for such purposes pursuant N.J.S.A. 48:17-10 through -12, and N.J.S.A. 48:5A-25.1(b); and

WHEREAS, the Borough and Comcast have negotiated an agreement entitled Rights-of-Way Use Agreement which shall govern the terms and conditions of the Borough's consent to utilize the public rights-of-way within the Borough, a copy of which is attached hereto and made a part hereof, which Agreement has been reviewed and approved by the Borough Attorney and the representatives of Comcast; and

WHEREAS, the Mayor and the Borough Council of the Borough of Sayreville finds it to be in the best interest of the Borough and its citizens to promote competition in the cable television market, and to grant consent to Comcast to utilize the public rights-of-way within the Borough for the purposes set forth herein pursuant to the terms and conditions set forth in the Rights-of-Way Use Agreement.

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

SECTION ONE.

The Borough of Sayreville hereby grants permission and authority to Comcast to own, construct, install, operate, repair and maintain telecommunications facilities and equipment on new and existing utility poles within the public rights-of-way subject to the terms and conditions set forth herein and in the Rights-of-Way Use Agreement, which Agreement is attached hereto and incorporated by reference as if more fully set forth at length herein.

SECTION TWO.

The Mayor and Borough Council are hereby authorized and directed to execute the attached Agreement with Comcast to govern the terms and conditions of the consent to utilize the public rights-of-way.

SECTION THREE.

In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Sayreville, the provisions hereof shall be determined to govern. All other ordinances of the Borough of Sayreville are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION FOUR.

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.

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.

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 SEVEN.

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: September 14, 2026

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

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

ADOPTED ON SECOND READING
DATED: September 28, 2026

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

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

APPROVAL BY THE MAYOR ON THIS _28th__ DAY OF _SEPTEMBER_, 2026.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

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

- **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 #2026-233

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 September 28, 2026 in the amount of $11,298,020.69 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-234

BE IT AND IT IS HEREBY RESOLVED that the Borough Planner is hereby authorized and directed to prepare an update to the Open Space and Recreation Plan at a fee not to exceed $34,510.28.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-235
A RESOLUTION OF THE BOROUGH OF SAYREVILLE,
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY
AUTHORIZING THE SAYREVILLE
FIRE DEPARTMENT USE OF OUT-OF-SERVICE VEHICLES

WHEREAS, the Garage Services Department of the Borough of Sayreville took certain vehicles out of services and transferred said vehicles to Fort Grumpy;

WHEREAS, the Sayreville Fire Department has requested the use of the said vehicles;

- 2008 Ford Crown Victoria – VIN #2FAFP71V48X15519
- 2005 Ford Explorer – VIN #1FMZU72K55ZA75923

WHEREAS, the Garage Services Department and the Department of Public Works representatives agree to the use and will schedule the said vehicles to be scrapped after the re-certification takes place; and

BE IT AND IT IS HEREBY RESOLVED that Mayor and Council of the Borough of Sayreville do hereby authorize and grant permission for the requested use by the Sayreville Fire Department and the subsequent removal of said vehicles for scrap.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-236

BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to extend a Shared Services Agreement with the Township of Woodbridge for a period of two years commencing June 29, 2026 through June 28, 2028 to provide various services on an as needed basis, including, but not limited to, maintenance and services from the Public Works Department to the Sayreville Department of Public Works in accordance with the terms and conditions set forth in the agreement.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-237

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of bids for Snow Plowing and Removal.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-238

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of bids for Routine and Emergency Repairs to Water, Sewer and Public Works Infrastructure.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-239

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of proposals for the Textile Collection Program.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-240

WHEREAS, Qualified Purchasing Agent has recommended that certain increases and decreases be included in the following described project as will more fully appear by Change Order No. 1:

- Project: Truck Repairs
- Contractor: Cambria Automotive Companies
  116 Talmadge Road
  Edison, NJ 08817
- Net Increase: $12,482.31
- 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 Qualified Purchasing Agent 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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-241

BE IT AND IT IS HEREBY RESOLVED that the proper Borough Officials are hereby authorized to award a contract for Repairs to the Winding River Pump Station to Pumping Services, Inc. of Middlesex, NJ, through the Passaic Valley Sewage Commission Cooperative (PVSC) Contract #B445-19 in an amount not to exceed $88,848.20.

BE IT FURTHER RESOLVED that the Chief Financial Officer certifies that funding in the amount of $88,848.20 is available in Account No. C-04-55-035-210.

/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**

/s/ Jessica Morelos, RMC, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2026-242

Corrective Action Plan for the 2025 Audit

WHEREAS, Local Finance Notice 97-16 requires the Chief Financial Officer, with assistance from other officials affected by the audit recommendations, to prepare and submit a Corrective Action Plan for approval by the governing body within 60 days from the date the audit is received by the governing body; and the 2025 audit was received August 18, 2026

BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex and State of New Jersey, that the following Corrective Action Plan, dated September 8, 2026 be approved, placed on file in the Clerk's Office, and submitted by the Clerk to the Division of Local Government Services, Copies of the Resolution will be forwarded to the Borough Auditor and Chief Financial Officer for their records.

As required by Local Finance Notice 97-15,
Respectfully submitted by Danielle Maiorana, Chief Financial Officer

Description: That the Borough fund two ordinances that are over five years old in the General Capital Fund in that have cash deficits

Corrective Action: The Borough will begin funding the ordinances in the 2027 budget

Implementation: Immediately

Description: During the audit of the cash, the auditor noted several outstanding checks greater than one year old

Corrective Action: The CFO will review and advise cancellation of aging checks

Implementation: Immediately

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-243

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

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

SECTION 1.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2026 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

SECTION 2.

- Middlesex County Recycling Enhancement Grant - $10,000.00

SECTION 3.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

/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, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

- **CORRESPONDENCE:**
  A. Departmental Reports for August, 2026.

  B. Minutes from Boards/Commissions:
     1. Planning Board – August 19, 2026 & September 2, 2026.

  C. Retirement/Resignations received from the following:
     1. Beth Freyer as a Public Safety Telecommunication Operator in the Police Department, effective December 1, 2026.

  D. Notice of Public Hearing:
     1. Notice of Public Hearing to be held before the Township of Old Bridge Zoning Board on October 1, 2026 at 7:30pm for an addition located at 362 Sunset Avenue, Old Bridge.
     2. Notice of Public Hearing to be held before the Township of Old Bridge Council on October 6, 2026 at 7:30pm for Ordinance #26-22 "Inclusionary Housing Zone 3 District" and Ordinance #26-23 "Amending the 200 Laurence Harbor Parkway Redevelopment Plan.

Councilman Zebrowski made a motion to accept the correspondence. Seconded by Councilman Colaci.

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

- **MAYOR & COUNCIL REPORTS**

➢ **<u>ADMINISTRATIVE & FINANCE – Councilwoman Novak</u>**

1) Still working on a date for the committee meeting.
2) Questioned when the last time sewer connection fees were adjusted.

   Councilwoman Novak made a motion requesting the New Jersey Department of Transportation go back to the drawing board for a better solution. Seconded by Councilman Zebrowski.

   Roll Call: Councilpersons Novak, Blemur, Colaci, Rios, Synarski, Zebrowski, All Ayes.
3) Thanked everyone involved in keeping the Borough safe during the storm.
4) Commented on the CDBG resolution.
5) Commented on Frank Terzino's hard work and requested the company fix the damage that was done to the building next door.

➢ **<u>PUBLIC SAFETY – Councilman Blemur</u>**

1) Police Department continues to monitor traffic at the High School and Middle School during dropoff and pickup.
2) Commented on the recent storm preparedness meeting that he attended.
3) Commented on the 19th anniversary passing of resident Sara Dubinin.
4) Sayreville Feeds was postponed due to the weather.
5) Fire Prevention Week at the schools will begin.
6) Recommended residents to vote yes on the LOSAP question.
7) Commented on Fire Chief Masterson's son who begins his service to our nation.

➢ **<u>PUBLIC WORKS – Councilman Rios</u>**

1) Thanked Public Works for their work before, during and after the storm.
2) Congratulated everyone for putting together the Latin Day Festival.
3) Looking forward to Festival of Lights and Sayreville Day.
4) Commented on data centers and technology. He questioned if a moratorium provided a legal safeguard against lawsuits that a permanent prohibition would not.
   Borough Attorney Sordillo responded that some municipalities have been sued for the ban. He stated no final decisions have been made in those cases.

Borough Attorney Sordillo stated it's still an evolving law and to do it on a temporary basis to see what happens.
Further discussion ensued.

- **RECREATION – Councilman Colaci**
  1) Reported on events/programs at the Active Adult Center, Human Relations Commission, Cultural Arts, Recreation Dept. and Library.

- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
  1) Commented on the pumps being moved to be ready for the storm.
  2) Environmental Commission needs a specialist to help assist them.
  3) Need ratables in town to help keep taxes down.
  4) Community garden is still in full bloom.
  5) Commented on the Farmer's Market.

- **PLANNING & ZONING – Council President Zebrowski**
  1) Commented on the LOSAP referendum.

- **MAYOR – Kennedy O'Brien**
  1) Commented on the Borough Clerk receiving her CMC.
  2) Commended OEM for all they do when a state of emergency is called.
  3) Thanked Eloy for a great Latin Festival.

- **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) 24 Fela Drive, Block 449.08, Lot 100 in the amount of $10,917.76.
   b) 70 Haven Terrace, Block 442.11, Lot 206 in the amount of $1,691.90.
   c) 14 Anne Terrace, Block 435.02, Lot 10 in the amount of $3,118.06.

- Resolution.

2) Authorization for the Borough Clerk to advertise for the RFP's for Professional Services for the upcoming year 2027.

- Resolution.

- Planning & Zoning

- Public Safety

1) Application for membership as a Firefighter received from the following:
   a) Timothy Gary accepted by President Park Fire Co. No. 1 at their August 3, 2026 meeting.

- Approved.

2) Request to travel received from the following:
   a) Sayreville Fire Dept. to attend training at Middletown Fire Academy on October 17, 2026 from 8am-4pm.

- Approved.

3) Coin toss request for the corner of Washington & Ernston Road received from the following:
   a) Head Over Heels USAG Team on October 24th and October 25th.

- Approved.

4) Authorization to purchase extrication equipment for the Fire Department from Continental Fire & Safety through NJ State Contract #17-FLEET-00757 in an amount not to exceed $22,936.80.

- Approved.

5) Authorization to award a non-fair and open contract to A1 On time Roofing of Irvington, NJ for Roof Repairs at the Public Safety Complex in an amount not to exceed $11,890.00.

- Approved.

- Public Works

1) Authorization to award a non-fair and open contract to Accurate Concrete of South Amboy, NJ for repairs to the Sayreville Emergency Squad building in an amount not to exceed $25,000.00.

- Approved.

2) Authorization to purchase LED Lighting from Warshauer Electric Supply for the Football Practice Field through the Hunterdon County Educational Services Commission Contract #HCES C-CAT-23-08 in an amount not to exceed $24,114.50.

- Approved.

- Recreation

1) Request to waive fees from Ordinance #37-25 (Special Event) received from St. Stanislaus Kostka Church.

- Approved.

- Water & Sewer/Environmental

1) Authorization to purchase a replacement pump and valve from Pumping Services, Inc. for the Eugene Pump Station through Passaic Valley Sewerage Commission Contract #B505-26 in an amount not to exceed $39,566.65.

- Approved.

2) Authorization to award a non-fair and open contract to Quincy Compressor for compressed air maintenance in an amount not to exceed $19,817.03.

- Approved.

- **Business Administrator – Glenn Skarzynski**
  1) Weather looks good for Festival of Lights but not so good for Sayreville Day and may have to cancel.

- **C.F.O. – Danielle Maiorana**

- **BOROUGH ENGINEER -Jay Cornell**
  1) HCI DP Land Acquisition LLC Site Plan – NJDEP Permit Applications (Report Attached).

- 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:

  - Ed Hamlin, Bordentown Avenue
  Mr. Hamlin thanked them for bringing up a formal resolution to the NJDOT to come up with a different plan. He stated that the plan will displace him and his wife.

  - Gail Surgent, 1125 Bordentown Avenue
  Ms. Surgent thanked everyone for supporting this resolution. She questioned when there will be a police presence in the area because speeding is an issue. Ms. Surgent suggested lowering the speed limit.

- Joanne Halick, Kenneth Avenue
Ms. Halick commented on passing of cars on Bordentown Avenue. She stated the whole thing is a nightmare and needs help.

- Meranda Parascandola, 1123 Bordentown Avenue
Ms. Parascandola stated the school bus stops are an issue in this area.

-Philip, Lakeview Drive
Philip stated that the Borough needs a bus route on Bordentown Avenue to minimize traffic.

-Ken Olchaskey, Sayreville
Mr. Olchaskey commented on state road projects and that it will take a lot of fight on this. He congratulated Frank Terzino on his certificate of recognition. Mr. Olchaskey commented on the CDBG committee.

-Heather Yannone, 15 Ida Street
Ms. Yannone commented on the meeting that was canceled with the architect. She stated that the historical society should have been involved from the very beginning.

Mayor gave background on the building next door. He stated the trailers that the construction office are in are at their end of useful life. Mayor stated the space is needed for offices and there aren't really any grants to help with this.

Councilman Zebrowski requested that they reschedule that meeting as soon as possible.

- Frank Terzino, Canal Street
Mr. Terzino expressed his frustration about the building next door. He requested the Mayor resign.

- Sharon Rodas
Ms. Rodas commented on issues with Cultural Arts members.

- Mary, Bissett Street
Mary commented on a previous Cultural Arts member.

- Daniel Bassak, Lakeview Dr.
Mr. Bassak requested that his son be allowed to speak again.

- Philip Bassak, Lakeview Dr.
Mr. Bassak questioned when the public meeting for flock cameras will be held. Business Administrator Skarzynski responded that they are working on it. Mr. Bassak stated that the world wants to instill fear in people so that they can put cameras in. He commented on how bad these cameras are and shouldn't be allowed.
No further comments.

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

Roll Call: Voice Vote, all Ayes.

Councilwoman Novak stated that St. Stan's Car show is on October 25th and the school is hosting a trick or truck the day before.

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:54 P.M.

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Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____