

**JANUARY 27, 2024
REGULAR/AGENDA
MEETING**

Mayor O'Brien opened the Regular/Agenda Meeting at 7:02 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this January 27, 2025 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 the Star Ledger, notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Balka, Colaci, Novak, Roberts, Synarski, Zebrowski

Absent: None

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

Others Absent: None

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

Council President Roberts moved the following minutes be approved, subject to correction if necessary:

- ☒ December 9, 2024 - Regular/Agenda Session
- ☒ January 1, 2025 - Reorganization Meeting

Seconded by Councilman Balka.

Roll Call: Councilpersons Roberts, Balka, Colaci, Novak (abstained on Dec. 9), Synarski, Zebrowski, All Ayes.

- **PROCLAMATION & PRESENTATIONS**

- **Lenore Cibelli – Lambert – Ms. New Jersey Senior America 2024**

Mayor presented the Certificate of Recognition to Lenore Cibelli-Lambert for her outstanding achievement as Ms. New Jersey Senior America 2024. Mrs. Cibelli-Lambert commented on the organization and for older women to get involved.

- **EXECUTIVE SESSION**

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

RESOLUTION FOR CLOSED SESSION

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

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

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

JANUARY 27, 2024
REGULAR/AGENDA
MEETING

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 20-30 minutes to discuss the following matters:

- Litigation
- Personnel
- Attorney-Client Privilege

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

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

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

/s/ Donna Roberts, Council President

APPROVED:

/s/ Kennedy O'Brien, Mayor

Council President Roberts moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Balka.

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

Time: 7:12 PM

Reconvene:

Council President Roberts made a motion to reconvene. Motion was seconded by Councilman Balka.

Roll Call: Voice vote, all Ayes

Time: 7:35 PM

- Rishi Shah – Lifetime Presidential Volunteer Service Award

Mayor presented the Certificate of Recognition to Rishi Shah for his outstanding dedication to community service and his achievement on receiving the Lifetime Presidential Volunteer Service Award.

Mr. Shah commented on his volunteer service.

• **OLD BUSINESS:**

a) Public Hearing on the following Ordinances: NONE

b) Appointments

Mayor made the following appointments:

LIBRARY BOARD OF TRUSTEES

5 Yr. Unexpired Member Mitch Cooper

Mayor asked if there are if there was a motion.

Council President Roberts moved the appointment. Seconded by Councilman Synarski.

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

RECREATION ADVISORY BOARD

3 Yr. Member Sherry Ko

Mayor asked if there are if there was a motion.

Council President Roberts moved the appointment. Seconded by Councilman Synarski.

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

CDBG COORDINATOR

1 Yr. Gwendolyn Knight

Mayor asked if there are if there was a motion.

Council President Roberts moved the appointment. Seconded by Councilman Balka.

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

- c) Public Hearing on the submission of a grant application to the State of NJ Green Acres and Jake's Law Programs for Improvements at Bailey Park located at South Minisink Avenue and Cheesequake Road.

Business Administrator Skarzynski stated the Borough is looking to apply for two grants which are under Jake's Law and Green Acres grant for improvements to Bailey Park. He stated that an online public survey was posted on the Borough's web site and the community was invited on social media to provide input. Mr. Skarzynski stated the improvements to Bailey Park will include a universal design fully accessible playground for all ages and abilities, paving of parking lot including new entrance and lighting, new comfort station, storage space for the BIC summer camp, enhancement of the picnic area, improve walkways and handicapped access and landscape improvements. He stated that an environmental assessment was conducted.

Mayor opened to the public on this grant.

Those commenting were:

- Jim Robinson

Mr. Robinson questioned if the parking lot in the bottom right corner was Arsenal and not part of this project.

Mr. Skarzynski responded that was correct.

Mr. Robinson questioned if this will serve a neighborhood or Borough wide.

Mr. Skarzynski responded that it will be available Borough wide but will also serve the Oak Tree neighborhood.

Mr. Robinson stated that the playground looks like it will be in the area were the macadam, construction vehicles and debris is.

Mr. Skarzynski responded yes.

Mr. Robinson stated that it is inappropriate place because it is near the entrance to the pond/lake.

Mr. Skarzynski responded that they haven't gotten to those details yet, but will make every accommodation that is feasible for safety and security of the site.

Mr. Robinson questioned the timing of this.

Mr. Skarzynski stated the Green Acres grants usually land in early summer and the grant from Jake's Law he is not aware of.

Mr. Robinson questioned the macadam that is dumped there does it present any problem.

Mr. Skarzynski responded that all debris will be removed and proper process of land development under the supervision will be conducted.

Mr. Robinson questioned if a splash park is involved in this.

Mr. Skarzynski responded no. He stated that another funding opportunity coming in June which the Borough plans to use for the back half of the park around the pond.

No further comments

Council President Roberts made a motion to close the public portion. Seconded by Councilman Synarski.

Roll call vote: Councilpersons Roberts, Balka, Colaci, Novak, Synarski, Zebrowski, all ayes.

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

ORDINANCE #01-25
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
STATE OF NEW JERSEY, ORDINANCE REGARDING
FEE FOR YEARLY FARMERS MARKET LICENSE
(Admin. & Finance Committee- Co. Balka - Public Hearing 2-10-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for February 10, 2025. Motion was seconded by Councilwoman Roberts.

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

ORDINANCE #02-25
AN ORDINANCE OF THE BOROUGH OF SAYREVILLE APPROVING REVISIONS
TO RIVERTON STREET NAMES SCHEMATIC MAP AND AMENDING THE
WATERFRONT REDEVELOPMENT PLAN TO INCORPORATE SAID REVISIONS
(Planning & Zoning Committee- Co. Zebrowski - Public Hearing 2-10-25)

Councilman Zebrowski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for February 10, 2025. Motion was seconded by Councilwoman Roberts.

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

ORDINANCE #03-25
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #40-23
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027
(Admin. & Finance Committee- Co. Balka - Public Hearing 2-10-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for February 10, 2025. Motion was seconded by Councilwoman Roberts.

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

ORDINANCE #04-25
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #40-23
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027
(Admin. & Finance Committee- Co. Balka - Public Hearing 2-10-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for February 10, 2025. Motion was seconded by Councilwoman Roberts.

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

ORDINANCE #05-25
**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE
ACCEPTING AMENDMENT TO EASEMENT IN FAVOR OF THE BOROUGH OF
SAYREVILLE RELATIVE TO BLOCK 307.01, LOTS 1.02 AND 1.03**
(Planning & Zoning Committee- Co. Zebrowski - Public Hearing 2-10-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for February 10, 2025. Motion was seconded by Councilwoman Roberts.

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

- **CONSENT AGENDA RESOLUTIONS**

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

Those commenting were:

- Jim Robinson
Mr. Robinson commented on Resolution #2025-33. He stated there a few typos in Resolution #2024-39. Mr. Robinson stated that he read that the number of residential units were reduced at Riverton. He commented on the NJ Tree Foundation and the Camelot bond release. Mr. Robinson commented on the JCP&L bill and the street lights are still out.

No further comments.

Councilwoman Roberts made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Synarski.

Roll Call: Councilpersons Roberts, Balka (Abstained on items #24-06710, 24-07186, 24-05119, 24-0733, 25-00204 and 25-00205 on Resolution #2025-32), Colaci, Novak (Abstained on Resolution #2025-39), Synarski, Zebrowski, all Ayes.

RESOLUTION #2025-32

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 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/ Daniel Balka, Councilman

/s/ Donna Roberts, Councilwoman

/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, Esq., Borough Attorney

1. Kennedy O'Brien or the successor to the office of Mayor is hereby authorized to:
 - a) make application for such a grant;
 - b) provide additional application information and furnish such documents as may be required, and
 - c) act as the authorized correspondent of the above-named applicant;

2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$1,000,000.00;

3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;

4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and

5. This resolution shall take effect immediately.

/s/ Daniel Balka, Councilman
(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 #2025-35

**RESOLUTION TO APPLY AND ACCEPT GREEN ACRES FUNDING
TO CONSTRUCT AN ACCESSIBLE PLAYGROUND IN BAILEY PARK
FROM THE JAKE'S LAW PROGRAM**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Sayreville Borough desires to further the public interest by obtaining total funding in the amount of \$750,000, in the form of a \$750,000 matching grant and, if available, a \$0 loan, from the State to fund the following project: Jake's Law Accessible Playground in Bailey Park at a cost of \$1,000,000;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

1. Kennedy O'Brien or the successor to the office of Mayor is hereby authorized to:
 - a. make application for such a loan and/or such a grant,

**JANUARY 27, 2024
REGULAR/AGENDA
MEETING**

- b. provide additional application information and furnish such documents as may be required, and
 - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$250,000;
 3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
 4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
 5. This resolution shall take effect immediately.

/s/ Daniel Balka, Councilman
(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 #2025-36

WHEREAS, the Borough of Sayreville desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$70,000.00 to carry out a project to design and install an 18-hole Disc Golf course at Walter D. Faith/Laurel Park.

BE IT THEREFORE RESOLVED,

- 1) that the Borough of Sayreville does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Sayreville and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

/s/ Daniel Balka, Councilman
(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 #2025-37

BE IT RESOLVED, that the proper Borough Officials are hereby authorized and directed to execute a Memorandum of Understanding with the County of Middlesex for use of specialized equipment owned and maintained by the Middlesex County Prosecutor’s Office or the County Office of Emergency Management.

/s/ Michael Colaci, Councilman
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien,
Mayor

RESOLUTION #2025-38

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2024 Budget Appropriations be and the same are hereby authorized to be made in the following manner to wit:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
Planning Board Other Expenses (4-01-21-180-182)		4,000.00
Other Insurance Premiums (4-01-23-215-194)		50,000.00
Parks Department Other Expenses (4-01-28-375-011)		15,000.00
Natural Gas (4-01-31-466-0267)		30,000.00
Garbage and Trash Removal Other Expenses (4-01-26-305-250)	19,000.00	
Crossing Guard Salaries & Wages (4-01-25-255-013)	40,000.00	
Police Dispatch Salaries & Wages (4-01-25-250-012)	40,000.00	
	99,000.00	99,000.00

/s/ Daniel Balka, Councilman
(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 #2025-39

**RESOLUTION ESTABLISHING THE FOURTH ROUND AFFORDABLE HOUSING
PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS FOR THE BOROUGH
OF SAYREVILLE**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Borough of Sayreville's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 194 units and a Prospective Need Obligation of 270 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Borough of Sayreville and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Sayreville Borough relies on the DCA calculations of Sayreville Borough's fair share obligations as modified herein to account for the Borough's review of the lands identified by the DCA for the land capacity factor

with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing professional planner, and Sayreville Borough seeks to commit to provide its fair share of 194 units present need and 210 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Sayreville Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Sayreville Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Sayreville Borough reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Borough Council of the Borough of Sayreville finds that it is in the best interest of the Borough to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Borough Council of the Borough of Sayreville finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough to direct the filing of an action in the form of a declaratory judgment complaint within forty-eight (48) hours after adoption of this Resolution, or by February 3, 2025, whichever is sooner;

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

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.
2. Sayreville Borough hereby commits to a Round 4 Present Need Obligation of 194 units, and a Round 4 Prospective Need Obligation of 210 units, modified from the DCA's calculations as explained above and in the attached memorandum/report from the Borough's affordable housing professional planner, and subject to all reservations of rights set forth above.
3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Amended FHA, including the filing of a declaratory judgment complaint in Middlesex County within forty-eight (48) hours after adoption of this Resolution, attaching a copy of this Resolution as an exhibit to such filing.
4. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to submit and/or file a copy of this Resolution with the Program or any other such entity as may be determined to be appropriate.

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

/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 #2025-40

**RESOLUTION REFERING TO THE SAYREVILLE PLANNING BOARD CERTAIN
AMENDMENTS TO THE WATERFRONT REDEVELOPMENT PLAN REGARDING
STREET NAMES AND MAP**

WHEREAS, the Sayreville Economic Redevelopment Agency ("SERA") designated Sayreville Seaport Associates Urban Renewal, L.P. ("SSA") as the designated redeveloper of a portion of the Sayreville Waterfront Redevelopment Area ("S.W.R.A."); and

WHEREAS, the Sayreville Borough Council adopted the Waterfront Redevelopment Plan ("the Plan") dated January 1999, as amended, to guide the redevelopment of the S.W.R.A.; and

WHEREAS, in 2020 the Borough approved a certain Riverton Street Names Schematic Map dated 07/29/19 (the "Street Map"); and

WHEREAS, through collaborative process among the Sayreville Veterans Alliance, SSA, SERA and the Borough, the parties wish to make revisions to said Map, which revisions are contained in the proposed Ordinance #02-25, attached hereto as Exhibit A.

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

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Proposed Amendments, which are reflected in Exhibit A, regarding the Property are hereby referred to the Borough Planning Board for their review, in accordance with the provisions of N.J.S.A. § 40A:12A-7(e); and the Planning Board is authorized and directed to prepare a report of its recommendations to the Proposed Amendments in accordance with the requirements set forth in the Redevelopment Law.
3. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and

This Resolution shall take effect immediately.

/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 #2025-41

WHEREAS, the Borough of Sayreville desires to resolve disputes with members of the Borough Police Department relating to their terms of employment; and

WHEREAS, the Borough has agreed to terms and conditions for the resolution of such disputes, some of which are deemed confidential employment related information, and the Borough finds it reasonable and appropriate to memorialize such terms and conditions in a written agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Borough is authorized to enter into a Settlement and Release Agreement to resolve said disputes with such members of the Borough Police Department relating to their terms of employment as set forth in the written agreement; and the Mayor and Borough Clerk are hereby authorized to sign said agreement.

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

/s/ Michael Colaci, Councilman
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien,
Mayor

- **CORRESPONDENCE:**
 - A. Departmental Reports for November and December, 2024.
 - B. Minutes from Boards/Commissions:
 - 1. Rent Leveling Board – December 10, 2024 and January 14, 2025
 - 2. Board of Health – November 7, 2024 and December 5, 2024
 - 3. Planning Board – December 4, 2024
 - 4. Shade Tree Commission – January 16, 2025
 - C. Retirement/Resignations received from the following:
 - 1. Resignation received from Paula Duffy from SERA, effective January 2, 2025.

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

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

- **MAYOR & COUNCIL REPORTS**
 - **ADMINISTRATIVE & FINANCE – Councilman Balka**
 - 1) Working on the budget and shouldn’t add new positions at this time.
 - **PLANNING & ZONING – Councilman Zebrowski**
 - 1) Condolences to Joe Rudy’s family.
 - 2) Planning Board, SERA and Board of Adjustment all held their reorganization meetings.
 - 3) Affordable Housing rehabilitation plan will start shortly.
 - 4) Thanked Jenn Bell and her staff at the Active Adult Center. He stated starting February 4th providing free income tax preparation through United Way.

JANUARY 27, 2024
REGULAR/AGENDA
MEETING

➤ **PUBLIC SAFETY – Councilman Colaci**

- 1) He met with Police and Fire Chiefs to go over things.
- 2) 81 calls for the Fire Department so far this month.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Thanked the Public Works Dept. for a great job with snow removal.
- 2) Requested participation through zoom meetings.
- 3) Would like the attorney to look into not paying the JCP&L bill due to street lights out.
- 4) Status of hiring an attorney to help with the old fire house.

Councilwoman Novak made a motion to declare the Old Fire House as a historical building. Seconded by Councilman Balka.

Roll Call: Ayes: Councilpersons Novak and Balka

Nays: Councilpersons Colaci, Roberts, Synarski, Zebrowski.

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

- 1) Utilities underground are getting older and money will go to fix that in the future.

➤ **RECREATION – Councilwoman Roberts**

- 1) Weekly Farmer’s Market is indoors on Wednesday at the Active Adult Center from 12pm-5pm.
- 2) Camp Counselor applications are available February 3rd.
- 3) Full event schedule will be announced sometime in February.
- 4) Annual elected officials seminar is going on and if they attend the insurance company gives a \$250 credit.
- 5) Brian Van Dongen, Recreation Director has been selected by the NJ Parks & Recreation Association as Professional of the Year.

➤ **MAYOR – Kennedy O’Brien**

- 1) Commented on Paula Duffy’s service to the Borough.
- 2) Commented on the passing of Joe Rudy.

• **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) 23 Orchard St., Block 403, Lot 7 in the amount of \$4,946.05.
 - b) 161 Madison St., Block 508, Lots 841 & 842 in the amount of \$438.46.

- Resolution.

- 2) Authorization to award a non-fair and open contract to Jaffe Communications, Inc. of Cranford, NJ for Social Media Consultant Services in an amount not to exceed \$40,000.00.

- Resolution.

- 3) Authorization to accept and adopt the Central Jersey Joint Insurance Fund’s 2025 Safety Incentive Program.

- Resolution.

- 4) Authorization to affirm the Borough’s Civil Rights policy as required by CJIF for the Safety Incentive Program.

- Resolution.

- 5) Authorization to sell Block 371, Lot 2.03, Johnson’s Lane.

- Resolution/Ordinance.

- Planning & Zoning

- Public Safety

- 1) Authorization for the Borough Clerk to advertise for the receipt of sealed bids for abandoned and unclaimed Motor Vehicles, in accordance with N.J.S.A. 39:10A-1.

- Resolution.

- 2) Authorization to purchase Ballistic Carrier Vests from The Activity Group through New Jersey Cooperative Purchasing Alliance Program Contract #24-62 in an amount not to exceed \$153,725.00.

- Resolution.

- Public Works

- 1) Authorization to enter into a Shared Services Agreement with the Township of East Brunswick for public works services, water utility services, sewer utility services, brine-making, video production, or information technology.

- Resolution.

- 2) Authorization to award an EUS contract to NJ Tree Foundation in an estimated amount of \$100,000.00 for the Weber/MacArthur Avenue Floodplain Restoration project.

- Resolution.

- Recreation

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Ryan Ericson from Laborer 1 to Ground Maintenance Worker 1 in the Public Works Dept., effective February 1, 2025.

- Approved.

- 2) Authorization to promote Debra Turner and Susan Fereno from Records Support Tech 1 to Records Support Tech 2 in the Police Dept., retroactive to January 1, 2025.

- Approved.

- 3) Authorization to appoint Wade Meyer as Laborer 1 in the Public Works Dept., effective February 1, 2025.

- Approved.

- 4) Authorization for CME Associates to prepare plans and specifications for the preservation of the Old Firehouse and resurfacing of walkway in Veterans Memorial Park.

- Resolution.

- 5) Authorization to renew the contract with BRS Inc. for Grant Planning and Administrative Services not to exceed \$44,000.

- Resolution.

➤ **C.F.O. – Danielle Maiorana**

- 1) Budget Transfer Resolution.

- Resolution.

➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) Improvements to South Minnisink Avenue – Closeout of Contract and Change Order (Report Attached).

- Resolution.

JANUARY 27, 2024
REGULAR/AGENDA
MEETING

2) French Street/Albert Street Roadway and Drainage Improvements – Closeout of Contract and Change Order (Report Attached).

- Resolution.

3) Camelot at Main Street Site Plan – Bond Release Request (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:

- Ken Olchaskey

Mr. Olchaskey commented on the Mayor’s comments about himself. He commented on the hiring of one of the Mayor’s aids. He stated that Joe Rudy was a great guy. Mr. Olchaskey commented on JCP&L.

- Arthur Rittenhouse, 33 Delikat Lane

Mr. Rittenhouse stated that the legislators are looking to change the rule for Mount Laurel and hope they are aware of it. He stated that the Shade Tree Commission has not be informed about anything with regards to the NJ Tree Foundation. Mr. Rittenhouse commented on the old fire house and to make it a local historic site.

- Jim Robinson

Mr. Robinson commented on the Mocco property near Kennedy Park. He questioned how much money is in the open space account. CFO Maiorana responded there is about \$9 million.

- Bob Duffy, 111 Merritt Avenue

Mr. Duffy thanked the Mayor for his kind words about his wife. He stated the previous attorney was suppose to create an ordinance that in order for a person to go before a board that everything needs to be up to date. Mr. Duffy questioned if there was an ordinance for people to go door to door.

Mayor responded there is and the Borough also has a do not knock list.

- Jim Robinson

Mr. Robinson stated the council failed to appoint Councilman Zebrowski to the Planning Board.

Council President made a motion to appoint John Zebrowski as Class III to the Planning Board. Seconded by Councilman Colaci.

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

- Charlie Kratovil, Editor of New Brunswick Today

Mr. Kratovil stated he is following up on a concern about Judge Spencer Robbins. He stated that there are disciplinaries against Mr. Robbins.

Mayor stated that Mr. Robbins was approved by the assigning judge.

Councilwoman Roberts made a motion to close the Public Portion. Seconded by Councilman Synarski.

Roll Call: Voice Vote, all Ayes.

Mayor stated when it comes to open space that you need to have a willing seller. He stated that he has asked Mr. Mocco if he would like to sell the property and he doesn’t.

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:50 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____