October 26, 2026 Regular/Agenda Meeting

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 October 26, 2026 Regular/Agenda Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

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

Absent: None

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

Others Absent: None

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

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

- ✍ September 28, 2026 - Regular/Agenda Session

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**
  - **2026 Little League District 10 Softball Champions**
    Vivienne Agudelo, Charlotte Crillely, Shea Derewsky, Juliette Flaherty, Brienna Grose, Emily Ivy, Summer Livoti, Riley McDermott, Meadow Monteleone, Ryalee Sanchez, Emma Stanislawczyk, Sadie Wern
  - **2026 Little League District 10 Baseball Champions**
    Cristiano Barrial, Joey Bartlinski, Gianni Chiarmonte, Xander Cruz, Jaxon Delgado, James Holmes, Jaxon Kutcher, Chase Leon, Fidel Parra, Jonathan Stankiewicz, Joseph Waldman
  - **Latin/Spanish Day Committee**
    Mr. Fernandez thanked the Mayor, Council, committee members, employees, departments and sponsorships for all their support to make this event happen. The committee presented the Mayor and Council with a plaque.

    Mayor called up Charlie Bowden. Mr. Bowden stated that little league is growing and to see the kids smiling faces is worth it.
- **EXECUTIVE SESSION**
- **OLD BUSINESS:**

a) Public Hearing on the following Ordinances: None

b) Appointments:

- **NEW BUSINESS:**

a) Introduction of the following ordinances:

- **CONSENT AGENDA RESOLUTIONS**

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

Those commenting were:

- Ken Olchaskey
Mr. Olchaskey questioned Resolution #2026-256.
Borough Clerk Morelos stated there was a previous mistake and this resolution is fixing it.

No further 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 #2026-252

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, Councilman
/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 October 26, 2026 in the amount of $9,032,671.80 in a separate Bill List File for 2026 (See Appendix Bill List 2026-A for this date).

RESOLUTION #2026-253

WHEREAS, application has been received by the Licensing Authority for a Place to Place Transfer of Plenary Retail Consumption License #1219-33-030-005, heretofore issued to Bass Pro Outdoor World, LLC (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

WHEREAS, the applicant has duly advertised in the Home News Tribune on October 3, 2026 and October 10, 2026 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 Place to Place Transfer of Plenary Retail Consumption License #1219-33-030-005 held by Bass Pro Outdoor World, LLC a Pocket License to 1 Bass Pro Drive, Sayreville, NJ 08872 is hereby approved.

/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 #2026-254
EXTENSION OF TIME REQUEST
IMPROVEMENTS TO JOHNSONS LANE
BOROUGH OF SAYREVILLE, MIDDLESEX COUNTY, NEW JERSEY

WHEREAS, the Borough of Sayreville (Borough) is the recipient of a FY 2025 grant in the amount of $414,747.00 and a FY 2026 grant in the amount of $403,444.00 from the Municipal Aid portion of the Transportation Trust Fund to provide improvements to Johnsons Lane; and

WHEREAS, the executed grant agreement with the NJDOT for the FY 2025 portion of the project requires the Borough to award a construction contract on or before November 13, 2026; and

WHEREAS, in order to comply with the construction contract award deadline requirement in the grant agreement, the Borough authorized its Municipal Engineer to prepare construction plans, technical specifications, bid documents, and cost estimates and procure approvals for the project; and

WHEREAS, the Municipal Engineer has completed the work authorized by the Borough and provided the construction plans to the utility companies for review; and

WHEREAS, in reviewing the construction plans it has been determined by the Borough Water Department that improvements to their infrastructure and the infrastructure of the Middlesex Water Company will be required to be completed in conjunction with this project; and

WHEREAS, the Municipal Engineer must now revise the plans to include the infrastructure improvements required by the Borough Water Department and Middlesex Water Company; and

WHEREAS, upon completion of the plan revisions the documents must be submitted to the NJDOT for final review and approval prior to bidding; and

WHEREAS, sufficient time does not exist to allow for the project to be approved by the NJDOT, advertised for bids, and bids received prior to the November 13, 2026 deadline contained in the grant agreement; and

WHEREAS, the Borough will need an extension of time from the NJDOT to allow for the award of a construction contract subsequent to November 13, 2026; and

WHEREAS, the Municipal Aid Regulations, NJAC 16:20B, contain provisions for Municipalities to seek up to a six (6) month extension of time; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Sayreville, Middlesex County, New Jersey that it requests the NJDOT to approve a three (3) month extension of time for the award of a construction contract on the improvements to Johnsons Lane Project;

BE IT FURTHER RESOLVED, that the Borough will need to award a construction contract for the Improvements to Johnsons Lane Project on or before February 13, 2027 if the NJDOT approves the extension of time request.

/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 #2026-255

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: 2023 Roadway Paving and Reconstruction Project – Phase III
- Contractor: JADS Construction Co. of NJ, Inc.
  P.O. Box 513
  South River, NJ 08882
- Amount: No Increase in original contract amount.
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:

2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Alberto Rios, Councilman
(Public Works Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC, CMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2026-256
A RESOLUTION RESCINDING AND CORRECTING RESOLUTION #2026-234 AUTHORIZING THE BOROUGH TO PREPARE AN UPDATED OPEN SPACE AND RECREATION PLAN

WHEREAS, by Resolution #2026-234, adopted September 29, 2026, the Borough Council authorized the Borough Planner to prepare an update to the Borough's Open Space and Recreation Plan at a fee not to exceed $34,510.28; and

WHEREAS, during the October 12, 2026 Council meeting, it was questioned whether the $34,510.28 not to exceed amount was accurate based on the September 14, 2026 agenda meeting; and

WHEREAS, upon further review, it was determined that the not to exceed amount set forth in the adopted Resolution #2026-234 was incorrect, which should have been set at $15,750.00, consistent with the Township Planner's April 20, 2026 proposal; and

WHEREAS, based on the foregoing, the Borough Council is adopting this Resolution to rescind and correct Resolution #2026-234 to set forth the correct not to exceed amount of $15,750.00 for the preparation of an update to the Borough's Open Space and Recreation Plan.

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

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.

2. Resolution #2026-234, adopted September 29, 2026, is hereby rescinded.

3. 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 $15,750.00.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are authorized to take all required actions to effectuate the authorizations in this Resolution.

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

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/ 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 #2026-257

BE IT AND IT IS HEREBY RESOLVED that the proper Borough Officials are hereby authorized and directed to execute the NJDEP Treatment Works Approval (TWA) Statement of Consent (Form WQM-003) in connection with Middlesex County Utility Authority.

/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

- **CORRESPONDENCE:**
  A. Departmental Reports for September, 2026.
  B. Minutes from Boards/Commissions:
     1. Rent Leveling Board – October 13, 2026.
  C. Retirement/Resignations received from the following:
     1. Sharon Rodas from Recreation Advisory Board effective immediately.
     2. Billy Bossa from Cultural Arts effective immediately.
  D. Notice of Public Hearing:
     1. Notice of Public Hearing to be held before the South Amboy Planning Board on October 28, 2026 at 7:00pm for subdivision with variances for a single family home located at 664 South Stevens Avenue, South Amboy.

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

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

- **MAYOR & COUNCIL REPORTS**

➢ **ADMINISTRATIVE & FINANCE – Councilwoman Novak**

1) Requested the Finance Committee to meet after this meeting. Need to work on the capital budget to get the bond ordinances moving.

➢ **PUBLIC SAFETY – Councilman Blemur**

1) Thanked Public Safety for keeping the town safe.
2) Fire Dept. is reminding everyone to vote yes on the LOSAP question on the ballot.

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

- **PUBLIC WORKS – Councilman Rios**
  1) Status of capital budget.
  2) Recognized Daniel McCabe who was first on scene at a head on collision.
  3) Requested an update on the Bus Depot litigation and to have the property on Cheesequake Road preserved.
  4) Requested an update on the elevator repairs for Borough Hall, building repairs at the 1909 building, Shade Tree Commission meeting and flock cameras.

- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
  1) No water restrictions in town.
  2) Force main is still being worked on Willow Street

- **PLANNING & ZONING – Council President Zebrowski**
  1) Planning Board did accept the Environmental Resource Inventory and will be placed on the website.
  2) Commented on the LOSAP referendum.
  3) Request an update on the 1909 building.

- **MAYOR – Kennedy O'Brien**
  1) Commented on Scareville and thanked Nancy Sedlak for all she did with this event.

- **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) 26 Creamer Drive, Block 83.16, Lot 32 in the amount of $537.94.
   b) 1302 English Lane, Block 449, Lot 10.61 in the amount of $10,424.96.

- Resolution.

- Planning & Zoning

- Public Safety

- Public Works

- Recreation

- Water & Sewer/Environmental

- **Business Administrator – Glenn Skarzynski**
  1) Resident called about damage to their plumbing equipment which caused their bill to be high. He stated it was reviewed by director and requested an adjustment to their bill. No objections.
  2) Gave an update on elevator, 1909 building and flock cameras.

- **C.F.O. – Danielle Maiorana**
  1) 2026 Best Practices Inventory.

  2) Transfer Resolution.

- 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:

  - Ken Scott, Oaktree Road
  Mr. Scott commented on issues with Optimum.

  - Ken Olchaskey
  Mr. Olchaskey commented on the last meeting.

  - Christina Sitaca, 8 Wisz Place
  Ms. Sitaca stated there are actors in Sayreville who come to meetings or are on social media to cause problems.

  No further comments.

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

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:08 P.M.

_____
Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____