

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

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this October 14, 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, Assistant Municipal Clerk
Danielle Maiorana, C.F.O./Treasurer

Others Absent: None

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

Councilwoman Novak moved the following minutes be approved, subject to correction if necessary:

🗑 October 14, 2025 - Regular/Agenda & Executive Sessions

Seconded by Councilman Zebrowski.

Roll Call: Ayes: Councilpersons Novak, Balka, Colaci, Synarski, Zebrowski
Abstained: Councilperson Roberts

- **PROCLAMATION & PRESENTATIONS**

- ❖ **Certificate of Recognition – Sue Paul**

The governing body presented Sue Paul with a certificate for serving forty years with the Library Board of Trustees.

- ❖ **Certificate of Recognition – Festival of Lights Committee**

The governing body presented the Festival of Lights Committee with a certificate for a successful event.

- ❖ **Certificate of Recognition – Cultural Arts Council**

The governing body presented the Cultural Arts Council with a certificate for a successful year of events.

- ❖ **Trooper John Anderson Proclamation**

Proclamation

Whereas, John Anderson was born in Dover, New Jersey on March 19, 1919; and

Whereas, after graduating high school he joined the United States Army where during World War II he served with distinction as a Master Sergeant; and

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Whereas, after his military service Sayreville resident John Anderson enlisted in the New Jersey State Police on August 1, 1953 and upon graduation from Class 43 of the New Jersey State Police academy and awarded badge number 1191; and

Whereas, On November 1, 1955 while assigned to Troop E Trooper John Anderson was on patrol on the Garden State Parkway in Middletown Township at mile post 112.5 at 10:45pm when he encountered a car that had been reported stolen; and

Whereas, Trooper Anderson engaged in a violent struggle with the armed suspect during which he was mortally wounded; and

Whereas, Trooper Anderson despite his wounds was able to crawl back to his Troop car summon help; and

Whereas, Trooper Anderson was transported to Riverview Hospital in Red Bank where he expired at the age of 36 after serving 2 years and 3 months; and

Whereas, the residents of the Borough of Sayreville steadfastly support the members of the Law Enforcement Community and acknowledge their daily sacrifices; and

Whereas, Trooper John Anderson made the ultimate sacrifice on behalf of the people of the State of New Jersey; and

Now, therefore, the Mayor and Council of the Borough of Sayreville in honor of the 70th anniversary of his death and in gratitude for his selfless bravery do hereby declare November 1, 2025 as Trooper John Anderson Day.



IN WITNESS WHEREOF, I have caused this
Proclamation to be issued and the official seal of the
Borough duly affixed this 27th day of October, 2025


Kennedy O'Brien, Mayor

Councilwoman Novak moved the following proclamation be approved. Seconded by Councilman Synarski.

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

- **OLD BUSINESS:**
 - a) Public Hearing on the following Ordinances: NONE
- **NEW BUSINESS:**
 - a) Introduction of the following ordinances: NONE
- **CONSENT AGENDA RESOLUTIONS**

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

There were no comments.

Council President Roberts made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Balka.

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

RESOLUTION #2025-238

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, Borough Attorney

Bill list of October 27, 2025 in the amount of \$10,490,855.57 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-239

**DECLARE BLOCK 331.03, LOT 7 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM APRIL 21, 2025**

WHEREAS, the Tax Assessor, by way of a September 24, 2025 memorandum, has requested that the Borough Council cancel the taxes due from April 21, 2025 for the property known as Block 331.03, Lot 7 and declare said property tax exempt as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from April 21, 2025 and cancel all subsequent taxes for Block 331.03 Lot 7.
2. That the Borough Council hereby declares Block 331.03, Lot 7 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/s/ 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 #2025-240
DECLARE BLOCK 32.06, LOT 34 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM OCTOBER 25, 2024

WHEREAS, the Tax Assessor, by way of a September 24, 2025 memorandum, has requested that the Borough Council cancel the taxes due from October 25, 2024 for the property known as Block 32.06, Lot 34 and declare said property tax exempt as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from October 25, 2024 and cancel all subsequent taxes for Block 32.06 Lot 34.
2. That the Borough Council hereby declares Block 32.06, Lot 34 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/s/ 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 #2025-241
DECLARE BLOCK 169.07, LOT 28.01 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM March 3, 2025

WHEREAS, the Tax Assessor, by way of a September 24, 2025 memorandum, has requested that the Borough Council cancel the taxes due from March 3, 2025 for the property known as Block 169.07, Lot 28.01 and declare said property tax exempt as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from March 3, 2025 and cancel all subsequent taxes for Block 169.07 Lot 28.01.
2. That the Borough Council hereby declares Block 169.07, Lot 28.01 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/s/ 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 #2025-242

WHEREAS, on October 1, 2021 the Mayor and Council of the Borough of Sayreville received bids for the “Snow Plowing and Removal Services, as needed” and

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

WHEREAS, B & W Construction Co. had indicated their interest in extending their terms of the aforesaid contract; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that the terms and conditions of the current contract with the above-captioned supplier for “Snow Plowing and Removal Services, as needed” is hereby renewed for an additional one-year period at no additional increase in price.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$39,400.00 is available in Account # 5-01-26-295-228.

/s/ Mary J. Novak, Councilwoman

(Public Works Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Kennedy O’Brien

Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-243

WHEREAS, on October 11, 2022 the Borough of Sayreville awarded a contract for

“Routine & Emergency Repairs to Water, Sewer, Road and Storm Sewer Infrastructure” to B & W Construction Company of NJ, Inc. P.O. Box 547, South River, NJ 08882; and

WHEREAS, the Borough of Sayreville is desirous of exercising its right to renew the contract for an additional one-year term at no additional increase in price contained therein; and

WHEREAS, B & W Construction Company of NJ, Inc., has indicated their interest in extending their terms of the aforesaid contract for an additional one-year term;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that the terms and conditions of the current contract with the above-captioned supplier for “Routine and Emergency Repairs to Water, Sewer, Road and Storm Sewer infrastructure” is hereby renewed for an additional one-year period at no additional increase in price.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$946,456.00 is available in Account # 5-01-25-290-228, 5-01-31-455-310, 5-05-55-310-361.

/s/ Mary J. Novak, Councilwoman
(Public Works Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-244

Corrective Action Plan for the 2024 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 2024 audit was received September 19, 2025

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 October 1, 2025 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 Recreation Department turn over all monies by January of the subsequent year.

Corrective Action: The CFO has spoken with the Recreation Director regarding this comment. The Recreation Director will be turning over all monies by January of the subsequent year.

Implementation: Immediately

Description: Certain employees who met the requirement for enrollment into the Defined Contribution Retirement Plan (DCRP) were not participating

Corrective Action: The CFO will coordinate with Payroll and Benefits to ensure all eligible employees participate

Implementation: 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 #2025-245

BE IT RESOLVED, that the Borough Clerk is hereby authorized and directed to advertise for the receipt of bids for all annual Professional Services Proposals for the year 2026.

/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 #2025-246

WHEREAS, on October 16, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Improvements to Deerfield Road”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$889,623.50 is available in Account No. C-04-55-037-210.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 27th day of October, 2025 that:

- 1. Contract for the “Improvements to Deerfield Road” be awarded to Meco Inc., P.O. Box 536, Clarksburg, NJ 08510 on their bid price of \$889,623.50, subject to the waiver of minor irregularities and the concurrence of the award of the contract by the New Jersey Department of Transportation.

/s/ Mary J. Novak, Councilwoman
(Public Works Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

• **CORRESPONDENCE:**

- A. Departmental Reports for September, 2025
- B. Minutes from Boards/Commission:
 - 1. Rent Leveling Board – October 14, 2025

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

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Progress

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on the Halloween Party at the Active Adult Center and reminded everyone to be safe on Halloween.

➤ **PUBLIC SAFETY – Councilman Colaci**

- 1) OEM, Police Dept., EMS and Fire Dept. worked closely together on events that happened in town.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Commented on events in town.
- 2) Read a letter from a resident about the Halloween event in Burke's Park.
- 3) Questioned when the organizations would start refunding registration fees. Business Administrator Skarzynski responded that monies were approved tonight and the organizations will start processing the refunds.

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

- 1) Thanked the Police Dept. for all their hard work during the power outage.
- 2) There still is a drought situation so make sure to conserve water.
- 3) Commented on the Community Garden and Farmer's Market.

➤ **RECREATION – Council President Roberts**

- 1) Commented on various events in town.
- 2) Commented on attending Legislator's Day in the school and reminded everyone to get the school to participate in the Louis Bay 2nd Future Municipal Leaders Scholarship.

➤ **MAYOR – Kennedy O'Brien**

- 1) Wished Jeff Schnitzer a speedy recovery.
- 2) Commented on a Sayreville graduate who has accomplished 5 of the 7 peaks in mountain climbing.

- 3) Commented on the affordable housing plan and stated what the Borough has done this year for its residents.
- 4) Commented on eminent domain.

- **GENERAL DISCUSSION AGENDA ITEMS**

- **Admin. & Finance**

- 1) Authorization to execute an agreement with the County of Middlesex for the acceptance of a FY2027 Municipal Alliance Grant in the amount of \$18,183.00.

- Resolution.

- 2) Authorization for the Tax Collector to cancel all subsequently billed taxes due to 100% Tax Exemption for the home being used for disabled adults for Block 200 Lot 2.

- Resolution.

- **Planning & Zoning**

- **Public Safety**

- 1) Authorization to execute a Memorandum of Understanding with the County of Middlesex for use of Specialized Equipment.

- Resolution.

- **Public Works**

- **Recreation**

- **Water & Sewer/Environmental**

- **Business Administrator – Glenn Skarzynski**

- 1) Authorization to appoint Jennifer Larson to Librarian 3 in the Library, retroactive to October 1, 2025.

- Approved.

- 2) Gave an update on the JCP&L street light outage issue.

- 3) Environmental Remediation has started next door.
Borough Engineer Cornell explained the project.

- **C.F.O. – Danielle Maiorana**

- 1) Resolution for a Dedicated by Rider for Youth Sports Trust.

- Resolution.

- 2) 2025 Best Practices Inventory Discussion.

- 3) 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:

- Alberto Rios, Washington Road

Mr. Rios stated he is against the proposed 250 apartments near Kennedy Park and has gathered signatures from the residents in opposition.

Council President Roberts asked for a copy of that petition.

- Ken Olchaskey
Mr. Olchaskey commented on the Mayor’s remarks about residents and policies. He commented on an employee that was hired and has been promoted several times by the Mayor.

- Jim Robinson
Mr. Robinson stated that if property is designated as open space, it is not counted for affordable housing. He stated that the Mayor has not bought any open space in his tenure. Mr. Robinson commented on the building in town and affordable housing.
Mayor responded that there is an email from Peter Mocco stating he is not interested in selling to the Borough.

- Kelly Wankmueller, 84 Pinetree Drive
Ms. Wankmueller commented on the Halloween Scare in the Air. She stated it was nice seeing everyone together for the betterment of the town. She thanked the governing body for free sport registrations.

- Bob Duffy, 111 Merritt Avenue
Mr. Duffy thanked Councilman Synarski for coming down to his house to see the issues he has with a neighbor. He also thanked Councilman Zebrowski for his support on the issue. Mr. Duffy stated he paid a bill to the ambulance company which he wasn’t supposed to pay.
Business Administrator Skarzynski responded for him to call his office in the morning to get it handled.

- Bob Egan, Elizabeth Street
Mr. Egan commented on resolutions and referendums. He commented on the restoration of the firehouse.
Business Administrator Skarzynski responded the referendum was to preserve the building and that is what is being done.
Mr. Egan questioned when the letter was received from Mr. Mocco.
Business Administrator Skarzynski responded it was received on January 29, 2025.

- Frank Terzino, 32 Canal Street
Mr. Terzino stated he is glad the building is being renovated. He stated that the Borough will do what it wants with the building and hopefully when fully completed, will be a win for everyone.

No further comments.

**Council President Roberts made a motion to close the Public Portion.
Seconded by Councilman Balka.**

Roll Call: Voice Vote, all Ayes.

• **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:44 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____