

**RESOLUTION #2025-253**

**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.

\_\_\_\_\_  
Kennedy O'Brien, Mayor

\_\_\_\_\_  
Daniel Balka, Councilman

\_\_\_\_\_  
Donna Roberts, Councilwoman

\_\_\_\_\_  
Michael Colaci, Councilman

\_\_\_\_\_  
Stanley Synarski, Councilman

\_\_\_\_\_  
Mary J. Novak, Councilwoman

\_\_\_\_\_  
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.

\_\_\_\_\_  
Joseph Sordillo, Borough Attorney

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-254**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE,  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING  
THE EXECUTION OF AN INSURANCE SERVICES AGREEMENT  
WITH RELIANCE INSURANCE GROUP, LLC**

**WHEREAS**, the Borough of Sayreville provides a complete benefits package to its employees, which includes provisions of health benefit services; and

**WHEREAS**, the Borough has investigated various options for providing comprehensive health benefits to its employees in a more cost effective manner; and

**WHEREAS**, the Borough has determined that the health insurance needs of the Borough can be provided by Reliance Insurance Group, LLC in both a cost effective and comprehensive manner; and

**WHEREAS**, N.J.S.A. 40A:11-5(1)(m) provides for the purchase of insurance coverage and consultant services without the need for public bidding in accordance with the requirements for extraordinary un-specifiable services; and

**WHEREAS**, the Business Administrator has determined and certified in writing that the value of these services will exceed \$17,500.00, bringing the contract within the purview of P.L. 2004, c.19 as amended by P.L. 2004, c.51 (N.J.S.A. 19:44A-20.5 et seq.) and P.L. 2005, c.271 (N.J.S.A. 19:44A-20.26); and

**WHEREAS**, the term of this Contract shall be made from January 1, 2026 through December 31, 2026, unless sooner terminated in accordance with law and the contract; and

**WHEREAS**, Reliance Insurance Group, LLC has indicated that it will provide the services required at a commission to be paid by the insurance provider; and

**WHEREAS**, Reliance Insurance Group, LLC will complete and submit a Business Entity Disclosure Certification, which Certification provides that no contributions have been made that would bar the award of these contracts pursuant to P.L. 2004, c.19 and, further, that no reportable contributions to municipal political or candidate committees of the elected officials of the Borough will be made through the term of these contracts; and

**WHEREAS**, Reliance Insurance Group, LLC will complete and submit the Political Contribution Disclosure Form required pursuant to P.L. 2005, c.271, which form will be on file with the Municipal Clerk ten (10) days following to the adoption of this Resolution.

**BE IT AND IT IS HEREBY RESOLVED** by the Governing Body of the Borough of Sayreville that:

1. The above recitals are hereby incorporated into the body of this Resolution as if set forth at length herein.

2. The Borough Council hereby authorizes the Mayor, or the Business Administrator of the Borough of Sayreville, to execute an agreement with the Reliance Insurance Group, LLC for the provision of health insurance broker services for a term commencing January 1, 2026 and ending December 31, 2026, unless sooner terminated in accordance with law and the contract.
3. The authority conferred hereunder shall include authority to all designated individuals to perform any and all tasks, and execute any and all documents, in connection with the provision of health insurance brokerage services in order to affect the purposes of this Resolution as set forth hereunder.
4. The award of the herein contract shall be published in the official newspaper of the Borough of Sayreville setting forth the “nature, durations, service, and amount of the contract” and a copy of the contract and this Resolution shall be on file in the office of the Clerk of the Borough for public inspection during regular business hours pursuant to N.J.S.A. 40A:11-5(1)(a)(ii); and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately; and;

**BE IT FURTHER RESOLVED** that the Business Entity Disclosure Certification, Political Contribution Disclosure Form, and the Determination of Value be placed on file with this Resolution.

---

(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.

---

Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

---

Jessica Morelos, RMC  
Municipal Clerk

---

Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-255**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX,  
STATE OF NEW JERSEY, AUTHORIZING THE  
MAYOR AND BOROUGH CLERK TO EXECUTE A RISK  
MANAGEMENT CONSULTANT'S AGREEMENT WITH NORTH  
AMERICAN INSURANCE MANAGEMENT CORPORATION (NAIMC)**

---

**WHEREAS**, the Borough of Sayreville (the "Borough") is a member of the Central Jersey Joint Insurance Fund (JIF); and

**WHEREAS**, the Borough desires the services of a consultant to provide professional risk management services to be compensated by the JIF; and

**WHEREAS**, the Borough has determined that the Borough's needs may be met by North American Insurance Management Corporation in both a cost effective and comprehensive manner; and

**WHEREAS**, N.J.S.A. 40A:11-5(1)(m) provides for the purchase of insurance coverage and consultant services without the need for public bidding in accordance with the requirements for extraordinary un-specifiable services; and

**WHEREAS**, the Business Administrator has determined and certified in writing that the value of these services will exceed \$17,500.00, bringing the contract within the purview of P.L. 2004, c.19 as amended by P.L. 2004, c.51 (N.J.S.A. 19:44A-20.5 et seq.) and P.L. 2005, c.271 (N.J.S.A. 19:44A-20.26); and

**WHEREAS**, the term of this Contract shall be from January 1, 2026 through December 31, 2026, unless sooner terminated in accordance with law and the contract; and

**WHEREAS**, North American Insurance Management Corporation will complete and submit a Business Entity Disclosure Certification, which Certification will provide that no contributions have been made that would bar the award of these contracts pursuant to P.L. 2004, c.19 and, further, that no reportable contributions to municipal political or candidate committees of the elected officials of the Borough will be made through the term of these contracts; and

**WHEREAS**, North American Insurance Management Corporation will complete and submit the Political Contribution Disclosure Form required pursuant to P.L. 2005, c.271, **which form will be on file with the Municipal Clerk ten (10) days following to the adoption of this Resolution.**

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Council of the Borough of Sayreville as follows:

1. The recitals set forth above are hereby incorporated into the body of this Resolution as if set forth at length herein.
2. The Mayor or the Business Administrator of the Borough of Sayreville is hereby authorized to execute an agreement with North American Insurance

Management commencing January 1, 2026 and terminating on December 31, 2026, which shall provide that all payment for the performance of the services contemplated thereunder shall be the responsibility of the Central Jersey Joint Insurance Fund; and

**BE IT FURTHER RESOLVED** that the award of the herein contract shall be published in the official newspaper of the Borough setting forth the “nature, duration, service, and amount of the contract” and a copy of the contract and this Resolution shall be on file in the office of the Borough Clerk for public inspection during regular business hours pursuant to N.J.S.A. 40A:11-5(1)(a)(ii); and

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately;  
and

**BE IT FURTHER RESOLVED** that the Business Entity Disclosure Certification, Political Contribution Disclosure Form, and the Determination of Value be placed on file with this Resolution.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-256**

**BE IT RESOLVED**, that the Mayor and Borough Clerk are hereby authorized and directed to execute an agreement with the County of Middlesex to provide the Borough of Sayreville with Public Health Services for the year 2026 at a cost not to exceed \$203,309.56.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-257**  
**RESOLUTION OF THE BOROUGH OF SAYREVILLE CANCELLING  
TAX SALE CERTIFICATE 25-00050 RELATING TO BLOCK 211.03 LOT 40.22, IN THE  
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY**

**WHEREAS**, the property known as Block 211.03, Lot 40.22 had prior year unpaid water/sewer charges and was sold at Tax Sale by the Borough of Sayreville Tax Collector; and

**WHEREAS**, the amount consists of unpaid water/sewer charges, interest and other costs. And is represented by Tax Sale Certificate 25-00050 in the amount of 1,179.17 and

**WHEREAS**, Lien holder paid subsequent charges in the amount of 317.64 and

**WHEREAS**, the property owner filed bankruptcy prior to the September 30,2025 Tax Sale and notification was received by the Tax Collector after the Tax Sale took place; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sayreville as follows:

1. It hereby approves the Tax Collector to cancel Tax Sale Certificate 25-00050 as being satisfied.
2. The Tax collector is hereby directed to return the total amount paid for the Tax Sale Certificate and subsequent payment totaling in the amount of 1,496.81 to Lienholder Trystone Capital Assets, LLC.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-258**

**BE IT RESOLVED** that the proper Borough officials are hereby authorized to award an emergency contract for the Well Redevelopment at Well #1 and Well #12 to A.C. Schultes, Inc., 664 S. Evergreen Avenue, Woodbury Heights, NJ 08097, at a total cost not to exceed \$26,680.00.

**BE IT FURTHER RESOLVED** that the Chief Financial certifies that funding in the amount of \$123,885.68 is available in Account No. 5-05-55-130-370.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

**FUNDS CERTIFIED BY:**

\_\_\_\_\_  
Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-259**

**BE IT AND IT IS HEREBY RESOLVED** that the Proper Borough Officials are hereby authorized and directed to release the balance in escrow to Quick Check #114 in the amount of \$39,217.62.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2024-260**

**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 2025 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- 2026 HTS Federal Highway Safety Grant - \$28,000.00

**SECTION 3.**

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

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2024-261**

**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 2025 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

**SECTION 2.**

- 2025 National Opioid Settlement - \$64,269.03

**SECTION 3.**

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

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-262**

**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 by Closeout Contract Change Order No. 1:

- Project: Borough Hall Walkway Improvements Project
  
- Contractor: Z Brothers Concrete Contractors, Inc.  
304 Jernee Mill Road  
Sayreville, NJ 08872
  
- Net Decrease: \$25,132.02
  
- 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.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-263**

**ACCEPTING FINAL WORK  
AND AUTHORIZING FINAL PAYMENT  
UPON EXPIRATION OF STATUTORY PERIOD**

**WHEREAS**, the following named contractor has completed the following work as indicated on the project hereafter referred to, which work is apparently in accordance with the plans, specifications and contract documents:

- Project: Borough Hall Walkway Improvements Project
- Contractor: Z Brothers Concrete Contractors, Inc.  
304 Jernee Mill Road  
Sayreville, NJ 08872
- Balance Due \$3,856.94

**WHEREAS**, the Borough Engineer has fully issued a certificate certifying to the completion of the work and recommending payment in accordance with the terms thereof; and

**WHEREAS**, the Standing Committee of the Governing Body under whose jurisdiction this work falls has likewise inspected said work and has determined that it has been completed in apparent conformity with the plans and specifications; and

**WHEREAS**, the Statutes of New Jersey pertaining to the enforcement of mechanic's and materialmen's liens on municipal projects provide that notice thereof may be filed at any time within 45 days of the final acceptance of said work;

**NOW, THERFORE, BE IT AND IT IS HEREBY RESOLVED:**

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.

2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.

3. That upon expiration of the 45 days from the date hereof, the proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.

4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond,

that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$28,922.78 and the approval of same as to form and sufficiency by the Borough Attorney.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-264**

**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 by Closeout Contract Change Order No. 1:

- Project: Kennedy Park Bathroom Improvements Project
- Contractor: Nela Carpentry & Masonry LLC  
374 President Street  
Saddle Brook, NJ 07663
- Net Decrease: \$20,577.88
- 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.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-265**

**ACCEPTING FINAL WORK  
AND AUTHORIZING FINAL PAYMENT  
UPON EXPIRATION OF STATUTORY PERIOD**

**WHEREAS**, the following named contractor has completed the following work as indicated on the project hereafter referred to, which work is apparently in accordance with the plans, specifications and contract documents:

- Project: Kennedy Park Bathroom Improvements Project
- Contractor: Nela Carpentry & Masonry LLC  
374 President Street  
Saddle Brook, NJ 07663
- Balance Due \$4,008.44

**WHEREAS**, the Borough Engineer has fully issued a certificate certifying to the completion of the work and recommending payment in accordance with the terms thereof; and

**WHEREAS**, the Standing Committee of the Governing Body under whose jurisdiction this work falls has likewise inspected said work and has determined that it has been completed in apparent conformity with the plans and specifications; and

**WHEREAS**, the Statutes of New Jersey pertaining to the enforcement of mechanic's and materialmen's liens on municipal projects provide that notice thereof may be filed at any time within 45 days of the final acceptance of said work;

**NOW, THERFORE, BE IT AND IT IS HEREBY RESOLVED:**

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.

2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.

3. That upon expiration of the 45 days from the date hereof, the proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.

4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$30,063.32 and the approval of same as to form and sufficiency by the Borough Attorney.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-266**

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2025 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>
Computer Data Processing O/E 5-01-20-140-139		30,000.00
Mayor & Council S/W 5-01-20-110-017		5,000.00
Police S/W 5-01-25-240-018		100,000.00
Animal Control O/E 5-01-27-340-125		10,000.00
Electricity O/E 5-01-31-430-305		40,000.00
Tax Assessor O/E 5-01-20-150-124		10,000.00
Construction O/E 5-01-21-195-125	5,000.00	
Police Dispatch S/W 5-01-25-250-012	30,000.00	
Road Department S/W 5-01-26-290-011	25,000.00	
Appraisals 5-01-20-150-124	10,000.00	
Electricity O/E 5-01-31-430-267	20,000.00	
5-01-31-430-154	20,000.00	
Fuels and Lubes 5-01-31-460-316	42,500.00	
Group Insurance 5-01-31-460-195	42,500.00	
	<hr/> 195,000.00	<hr/> 195,000.00

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

## RESOLUTION #2025-267

**WHEREAS, Pat's Pub, LLC** is the holder of Plenary Retail Consumption License number **1219-33-007-005**, issued by the Council of the Borough of Sayreville as the Issuing Authority for a pocket license; and

**WHEREAS**, said applicant has complied with the necessary requirements including payment of fees, etc.

**BE IT FURTHER RESOLVED** that Plenary Retail Consumption License number **1219-33-007-005, Pat's Pub, LLC** is hereby **renewed for the 2025-2026** license year, subject to the following conditions as contained in the Stipulation of Settlement Agreement approved by Resolution #2008-132, adopted on May 27, 2008 and remaining on the license:

1. At least at ½ hourly intervals between the hours of 6:00 PM and closing time (currently 2:00 AM under municipal ordinance), Licensee shall monitor and supervise its patrons as they exit the licensed premises to insure against littering and disorderly conduct, including but not limited to littering on and disorderly conduct affecting neighboring properties. After the licensed Premises closes each night under its regulated hours of operation, Licensee shall have at least one employee or agent inspect the surrounding premises and nearby parcels of property for any refuse, litter, or debris left behind by Licensee's patrons and shall remove all such refuse, litter or debris. Licensee, prior to opening for business on a daily basis, shall inspect the immediate vicinity of the Licensed Premises and remove all litter found in the immediate vicinity.
2. In order to avoid excessive noise emanating from the building, and with the goal of avoiding nuisance to the surrounding neighbors, the Licensee shall take appropriate care to:
  - Keep its windows and doors closed at all times when open for business, especially when music is being played inside the licensed premises.
  - Set and maintain any jukeboxes, sound systems, or any other audio enhancement devices (audio devices) on a low to moderate level.
  - Use available consumer electronic decibel meters, electronic noise limiters or any other sound volume filters in order to measure and limit the audio device sound volume emanating from the Licensed Premises.
3. The Licensee shall make periodic observations of the location of vehicles parked in the immediate vicinity of the licensed premises and announce to and advise its patrons of any vehicles which are improperly parked, giving patrons notice and opportunity to move such vehicles.
4. Licensee will use its reasonable efforts to avoid patrons from loitering on or about the Licensed Premises and/or on nearby residential properties immediately surrounding the Licensed premises. Licensee will not allow patrons to congregate or **loiter** in front of its establishment and, if necessary to

accomplish that goal, shall post signs indicating “No Loitering” “Loitering” shall not include patrons standing outside the bar for the purposes of smoking, but will include any patrons standing outside the bar, for any purpose, after closing time.

**NOW THEREFORE BE IT FURTHER RESOLVED** that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the following:

- a. Licensing Bureau  
 Division of Alcohol Beverage Control  
 140 East Front Street  
 P. O. Box 087  
 Trenton, New Jersey 08625-0087

**BE IT FURTHER RESOLVED THAT** this Resolution shall take effect immediately and/or as required by law.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-268**

**RESOLUTION OPPOSING PENDING LEGISLATION (SENATE BILL S4736)  
CONCERNING THE CONVERSION OF RELIGIOUS AND NONPROFIT ORGANIZATION  
PROPERTY TO INCLUSIONARY AFFORDABLE HOUSING DEVELOPMENTS**

**WHEREAS**, there is pending legislation (Senate Bill 4736), introduced in the Senate on October 27, 2025, and currently referred to the Senate Community and Urban Affairs Committee, which authorizes the conversion of property owned by religious and nonprofit organizations to inclusionary affordable housing development, notwithstanding the underlying zoning for the subject property (the “Bill”); and

**WHEREAS**, the Bill requires municipal land use boards to permit the conversion of eligible properties, which is defined as “property, including non-residential buildings, owned by a religious organization or tax-exempt nonprofit organization,” into inclusionary developments with affordable housing, as defined in the Fair Housing Act, despite the application of the underlying zoning, inclusive of use and bulk standard regulations, that would be applicable to the subject property; and

**WHEREAS**, the Bill specifically provides that the inclusionary affordable housing development on an eligible property shall be a permitted use, and not require a use variance no matter the applicable zoning; and

**WHEREAS**, the inclusionary development allowed for under the Bill may include the demolition of the existing structures, thus not being a repurposing of existing underutilized structures; and

**WHEREAS**, the Bill further provides that a “municipal planning board shall approve an application to repurpose or redevelop an eligible property into an inclusionary development, notwithstanding the eligible property’s location in the municipality”; and

**WHEREAS**, the Bill grants such inclusionary developments “a density of 40 units per acre and a height of one story above the maximum height otherwise applicable to the zoning district in which the eligible property is located,” with no input or discretion of the municipality or board; and

**WHEREAS**, the lack of specificity in the determination of what qualifies as an eligible property makes the Bill ineffective and can lead to abuses of its application, as the qualification parameters are solely within the control of the property owner, and are not based on objective criteria; and

**WHEREAS**, the imposition of such an extremely high density and direct violation of the municipality’s height limitations are detrimental to sound planning and a municipality’s Master Plan; and

**WHEREAS**, more importantly, the Bill effectively bypasses the existing variance procedure and preempt local zoning, thereby ignoring the requirements of the existing requirements of the Municipal Land Use Law, as well as the State’s long-standing “home rule” for municipal planning and zoning; and

**WHEREAS**, for the above reasons, the Mayor and Borough Council of the Borough of Sayreville is adamantly opposed to the pending Bill and requests that the State Legislators do not vote in favor of the Bill.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, State of New Jersey, that the Borough strongly opposes the Bill (S4736) and that the New Jersey Legislature vote against the Bill. The Borough further implores the Legislature to cease from proposing or enacting any legislation that preempts local zoning or the ability of a municipality to effectively plan and zone for appropriate development within its borders.

**BE IT FURTHER RESOLVED**, that the Borough Clerk is also hereby directed to send a certified copy of this Resolution within five (5) days after its adoption, by mail and email to the Borough's State Legislative representatives, Governor Phil Murphy, and the New Jersey League of Municipalities.

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

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						