

RESOLUTION #2024-273

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

Christian Onuoha, Councilman

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.

Borough Attorney

	Balka	Colaci	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-274

WHEREAS, an application has been received by the Municipal Clerk for a person to person transfer of Plenary Retail Consumption License #1219-33-052-009, heretofore issued to Jahanvi Mehta located at 999 Route 9, Parlin, NJ.

WHEREAS, said application is complete in all respects, the transfer fees have been paid, the applicant has disclosed with the issuing authority the source of all funds used in the purchase of said license and business and the license has been properly renewed for the current license term;

WHEREAS, the applicant has duly advertised in the Home News Tribune on October 6, 2024 and October 13, 2024, 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 Mayor and Council of the Borough of Sayreville does hereby approve, the **transfer of Plenary Retail Consumption License #1219-33-052-009 from by Jahanvi Mehta to Bombay Sweets, Inc.** and that the Municipal Clerk is hereby authorized to endorse the license certificate to the new ownership effective November 26, 2024, subject to the following terms and conditions as hereinbefore imposed and restated as follows:

- a) The License is renewed subject to the following conditions, which are part of the Licensee's requirement as outlined in the Stipulation of Settlement agreement dated August 15, 2006 (to Flamingo Liquor, LLC) and remains part of said license that licensee agrees to operate the licensed premises as a Mexican Restaurant or other type of restaurant where the service of food is the primary use of the licensed premises.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-275

**DECLARE BLOCK 435.01, LOT 27 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM JULY 7, 2023**

WHEREAS, the Tax Assessor, by way of a October 22, 2024 memorandum, has requested that the Borough Council cancel the taxes due from July 7, 2023 through December 31, 2024 for the property known as Block 435.01, Lot 27 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 July 7, 2023 through December 31, 2024 for Block 435.01, Lot 27.
2. That the Borough Council hereby declares Block 435.01, Lot 27 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.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-276

**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, 2025 through December 31, 2025, 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, 2025 and ending December 31, 2025, 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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-277

**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, 2025 through December 31, 2025, 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, 2025 and terminating on December 31, 2025, 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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-278

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a contract to Continental Fire and Safety of Hamilton, NJ for the purchase of extrication equipment through NJ State Contract 17-Fleet-757 in an amount not to exceed \$100,546.10.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$100,546.10 is available in Account No. C-04-55-024-110.

(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

FUNDS CERTIFIED BY:

Denise Biancamano, CFO

	Balka	Colaci	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-279

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING
THE EXECUTION OF AN AGREEMENT BETWEEN THE
BOROUGH OF SAYREVILLE AND THE
ASSOCIATED HUMANE SOCIETIES, INC.**

WHEREAS, the Governing Body of the Borough of Sayreville has determined that it is in need of a provider of services for animal protection which will be available on a daily basis; and

WHEREAS, the Governing Body of the Borough of Sayreville has come to an agreement with the Associated Humane Societies, Inc., a non-profit, charitable organization to provide the Borough services including but not limited to, the rescue, custody and care of injured animals, trapped animals, sick animals and animals whose lives are endangered or animals that presenta danger to humans, including those that have bitten a person; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the proper Borough Officials and the Borough Administrator are authorized and directed to execute the Agreement between the Borough of Sayreville and the Associated Humane Societies, Inc. which Agreement will run from the 1st day of January, 2025 through December 31, 2025.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-280

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of bids for a Pole Barn at the Sayreville Active Adult Center.

(Recreation 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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-281

BE IT RESOLVED that the following person is hereby appointed to the following position in accordance with N.J.S.A. 40A:9-133:

NAME OF APPOINTEE: Danielle Maiorana – 3 Year Term
POSITION: CFO
DEPARTMENT: Finance Department
EFFECTIVE: December 1, 2024

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted thereunder fixing the compensation to be paid municipal employees and that this appointment be made subject to all the rules and regulations of the New Jersey Department of Personnel.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-282

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>FROM</u>	<u>TO</u>
<u>CURRENT FUND</u>		
Computer Date Processing Salary & Wages (4-01-20-140-107)		10,000.00
Police Salary & Wages (4-01-25-240-011)		150,000.00
Emergency Management Salary & Wages (4-01-25-252-011)		2,000.00
Buildings and Grounds Salary & Wages (4-01-26-310-011)		20,000.00
Parks & Playgrounds Maint. Salary & Wages (4-01-28-375-011)		10,000.00
Office on Aging Salary & Wages (4-01-30-428-011)		10,000.00
Electricity/Street Lighting (4-01-31-430-146)		165,000.00
Group Insurance (4-01-23-220-195)	367,000.00	
<u>WATER OPERATING</u>		
Interest on Bonds		32,500.00
Water Operating O/E	32,500.00	

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-283

WHEREAS, on November 14, 2024 the Mayor and Council of the Borough of Sayreville, have received bids for the "Well Maintenance and Redevelopment Services"; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$722,350.00 is available in Account No. C-06-55-005-210.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 25th day of November, 2022 that:

1. Contract for the "Well Maintenance and Redevelopment Services" be awarded to A.C. Schultes, Inc., 664 S. Evergreen Avenue, Woodbury Heights, NJ on their bid price of \$722,350.00 as appears on copy of bid document attached hereto and made a part hereof, subject to the waiver of minor irregularities.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

Denise Biancamano, CFO

	Balka	Colaci	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-284

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: Morgan Area Water System Improvements Project
- Contractor: Lucas Brothers, Inc.
80 Amboy Road
Morganville, NJ 07751
- Net Decrease: \$140,865.92
- 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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-285

**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: Morgan Area Water System Improvements Project
- Contractor: Lucas Brothers, Inc.
80 Amboy Road
Morganville, NJ 07751
- Balance Due \$14,241.61

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, THEREFORE, 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 \$106,797.91 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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-286

BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute an Agreement with the New Jersey Department of Transportation relative to future water and sanitary sewer improvements associated with the Bordentown Avenue (CR 615), Burlew Place and Eugene Boulevard Intersection Improvement Project.

(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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

	Balka	Colaci	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-287

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW
JERSEY RESOLUTION AUTHORIZING CONTINUED PARTICIPATION IN THE
DEFENSE LOGISTICS AGENCY, LAW ENFORCEMENT SUPPORT OFFICE, 1033
PROGRAM TO ENABLE THE SAYREVILLE POLICE DEPARTMENT TO REQUEST
AND ACQUIRE EXCESS DEPARTMENT OF DEFENSE EQUIPMENT**

WHEREAS, the United States Congress authorized the Defense Logistics Agency (DLA) Law Enforcement Support Office (LESO) 1033 Program to make use of excess Department of Defense personal property by making that personal property available to municipal, county and State law enforcement agencies (LEAs); and

WHEREAS, DLA rules mandate that all equipment acquired through the 1033 Program remain under the control of the requesting LEA; and

WHEREAS, participation in the 1033 Program allows municipal and county LEAs to obtain property they might not otherwise be able to afford in order to enhance community preparedness, response, and resiliency; and

WHEREAS, although property is provided through the 1033 Program at no cost to municipal and county LEAs, these entities are responsible for the costs associated with delivery, maintenance, fueling, and upkeep of the property, and for specialized training on the operation of any acquired property; and

WHEREAS, N.J.S.A. 40A:5-30.2 requires that the governing body of the municipality or county approve, by a majority of the full membership, both enrollment in, and the acquisition of any property through, the 1033 Program; and

NOW THEREFORE BE IT RESOLVED by the **MAYOR AND COUNCIL** of the **BOROUGH OF SAYREVILLE** that the **SAYREVILLE POLICE DEPARTMENT** is hereby authorized to enroll in the 1033 Program for no more than a one-year period, with authorization to participate terminating on December 31, 2025; and

NOW THEREFORE BE IT FURTHER RESOLVED that **BOROUGH OF SAYREVILLE POLICE DEPARTMENT** is hereby authorized to acquire items of non-controlled property designated "DEMIL A," which may include office supplies, office furniture, computers, electronic equipment, generators, field packs, non-military vehicles, clothing, traffic and transit signal systems, exercise equipment, farming and moving equipment, storage devices and containers, tools, medical and first aid equipment and supplies, personal protection equipment and supplies, construction materials, lighting supplies, beds and sleeping mats, wet and cold weather equipment and supplies, respirators, binoculars, and any other supplies or equipment of a non-military nature identified by the LEA, if it shall become available in the period of time for which this resolution authorizes, based on the needs of the **BOROUGH OF SAYREVILLE** without restriction; and

NOW THEREFORE BE IT FURTHER RESOLVED that **THE BOROUGH OF SAYREVILLE POLICE DEPARTMENT** is hereby authorized to acquire the following “DEMIL B through Q” property, if it shall become available in the period of time for which this resolution authorizes: (See attached list)

BE IT FURTHER RESOLVED that the **BOROUGH OF SAYREVILLE LEA Official** shall develop and implement a full training plan and policy for the maintenance and use of the acquired property; and

BE IT FURTHER RESOLVED that the **BOROUGH OF SAYREVILLE LEA OFFICAL** shall provide a quarterly accounting of all property obtained through the 1033 Program which shall be available to the public upon request; and

BE IT FURTHER RESOLVED that this resolution shall take effect January 1, 2025 and shall be valid to authorize requests to acquire “DEMIL A” property and “DEMIL B through Q” property that may be made available through the 1033 Program during the period of time for which this resolution authorizes; with Program participation and all property request authorization terminating on December 31, 2025.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2024-288

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE RECOMMENDING
AMENDMENTS TO THE HERCULES REDEVELOPMENT PLAN TO THE PLANNING
BOARD FOR REVIEW PURSUANT TO N.J.S.A 40A:12A-7(e)**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

WHEREAS, Hercules has been a corporate member of the Borough of Sayreville for over 100 years; and

WHEREAS, over time the size of the Hercules facility foot print has shrunk making excess land available for Redevelopment; and

WHEREAS, in 2017 the Borough Council adopted an Ordinance designating the Hercules property as an Area in Need of Redevelopment; and

WHEREAS, the Borough Council adopted the Hercules Redevelopment Plan in 2018 (the “Plan”), which Plan was amended in 2020; and

WHEREAS, redevelopment has commenced in Section 1 of the Hercules Redevelopment Area with the construction of warehouses; and

WHEREAS, no further warehouses are permitted in Sections 2 or 3 without the construction of the Blue Road (a/k/a Hartle St connection) to Jernee Mill Rd; and

WHEREAS, construction of the Blue Rd is not viable due to constraints involving wetlands and Conrail railway regulations; and

WHEREAS, an alternate route, the Red Rd as shown on the attached map (Exhibit A), can accomplish the connection of Sections 2 & 3 to Jernee Mill Rd; and

WHEREAS, the Agency Engineer, Planner, Attorney, Executive Director and Hercules have worked together over the last several months to develop a proposed amendments to the Plan (“Proposed Amendments”), which Proposed Amendments are reflected in Exhibit B, to allow redevelopment of the site to continue so long as the Red Rd is connected to Jernee Mill Rd;

WHEREAS, the Hercules presented said Proposed Amendments to the Agency at the November 14, 2024 regular Agency Meeting and the Agency has approved and recommended the same to the Borough; and

WHEREAS, pursuant to N.J.S.A. § 40A:12A-7(e), prior to the adoption of a redevelopment plan, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sayreville, in the 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 B, regarding the Property is 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
4. This Resolution shall take effect immediately.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

Exhibit A

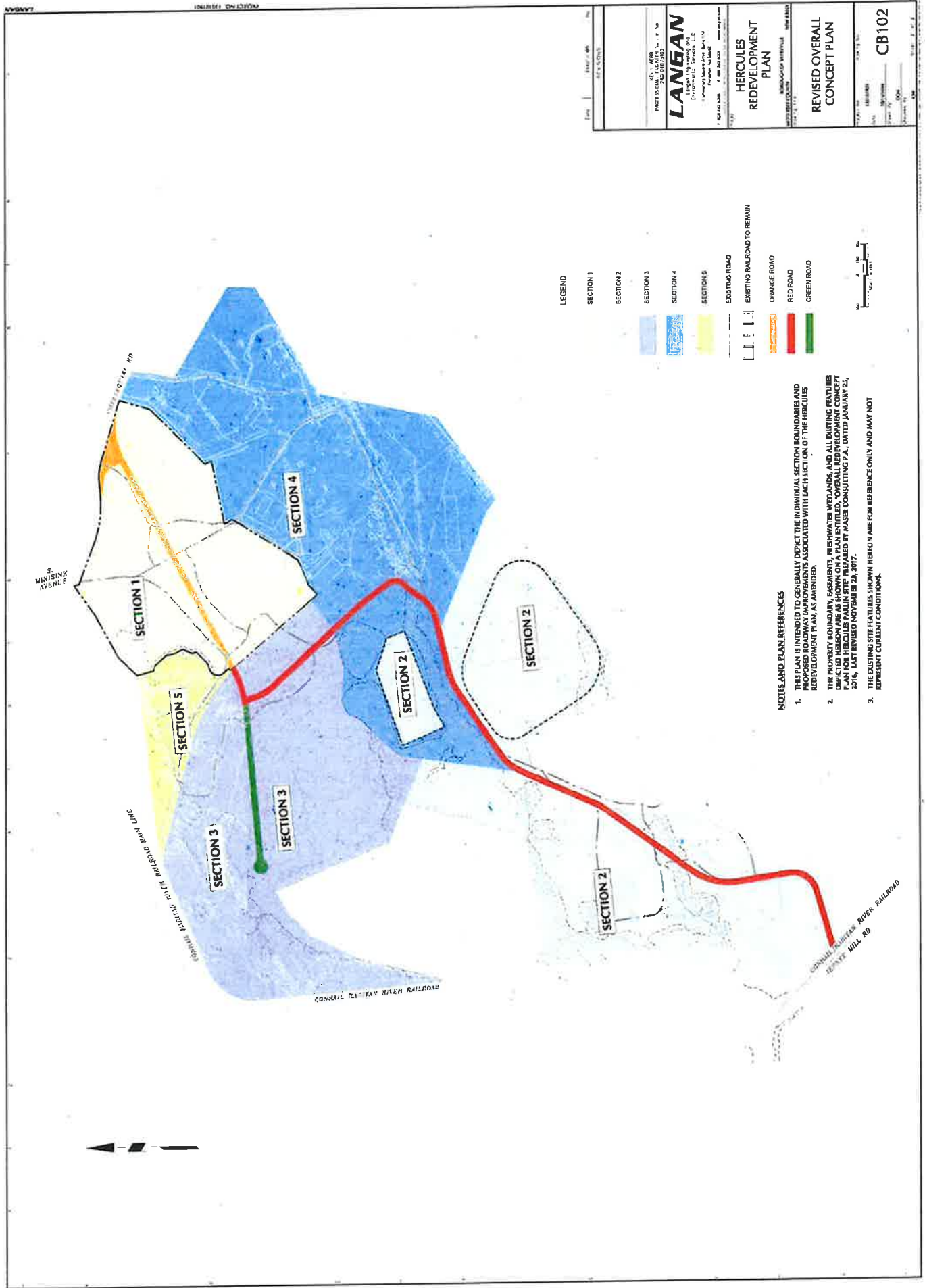


Exhibit B

ORDINANCE # **AN ORDINANCE AMENDING THE BOROUGH OF SAYREVILLE HERCULES REDEVELOPMENT PLAN**

WHEREAS, on September 11, 2017, the Borough of Sayreville Council (the "**Council**") adopted a resolution pursuant to the Local Redevelopment and Housing Law designating certain parcels as a Non-Condensation Area in Need of Redevelopment, which were formerly known as: Block 14, Lot 3; Block 25.01, Lot 1; Block 40, Lot 1; Block 43, Lots 1 and 1.01; Block 44, Lot 1; Block 45, Lot 1; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; Block 57.01, Lot 1.01; and Block 83.04, Lot 1 ("**Hercules Redevelopment Area**"); and

WHEREAS, by that same resolution, the Council appointed the Sayreville Economic and Redevelopment Agency ("**SERA**") as the redevelopment entity for the Hercules Redevelopment Area; and

WHEREAS, on May 29, 2019, the Council adopted a Redevelopment Plan for the Property, entitled the "Hercules Redevelopment Plan," by Ordinance 410-18 (the "**Original Redevelopment Plan**"); and

WHEREAS, on October 13, 2020, the Council adopted an amendment to the Original Redevelopment Plan by Ordinance No. 509-20 (the "**First RDP Amendment**"); and the Original Redevelopment Plan as amended by the First RDP Amendment, is hereafter referred to as the "**Redevelopment Plan**"); and

WHEREAS, Hercules LLC ("**Hercules**") is the owner, and TC NE Metro Development, Inc. ("**TC**") is the contract purchaser, of a portion of the Hercules Redevelopment Area, which comprises Section 3 of the Redevelopment Plan; and

WHEREAS, TC and Hercules requested that the Council consider certain proposed amendments to the Redevelopment Plan; and

WHEREAS, the proposed amendments to the Redevelopment Plan were presented to SERA, and SERA adopted a resolution recommending that the Council adopt the proposed amendments to the Redevelopment Plan; and

WHEREAS, the Council adopted a resolution, referring the proposed amendments to the Redevelopment Plan to the Planning Board of the Borough of Sayreville (the "**Planning Board**"); and

WHEREAS, the Planning Board has recommended adoption of the proposed amendments to the Redevelopment Plan and concluded that the Redevelopment Plan will remain consistent with the Borough of Sayreville Master Plan after adoption of the proposed amendments to the Redevelopment Plan; and

WHEREAS, upon review of the recommendations of SERA and the Planning Board, the Council has determined to adopt the proposed amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Sayreville, County of Middlesex and State of New Jersey, that the Redevelopment Plan is amended as follows with deletions bracketed and identified with italicized, strikethrough text (e.g. *[deletions]*), and additions indicated by bold-face, underlined text (e.g. additions):

I. The Overall Concept Plan, as shown on Page 8 of the Redevelopment Plan, as amended by the First RDP Amendment, is deleted in the entirety and replaced with the Revised Overall Concept Plan, which is attached hereto as Exhibit A. All references in the Redevelopment Plan to the Overall Concept Plan shall refer to the Revised Overall Concept Plan.

II. The following language within Section 2.1(B), under the headings “Section 2 & 3” and “Permitted Conditional Uses” on Page 10 of the Redevelopment Plan, shall be amended as follows:

1. Warehouse use shall be permitted only in Section 3, provided, *[the Hartle Street extension (Blue and Green)]* **the Red** Roadway (as shown on the **Revised** Overall Concept Plan) is complete **before the issuance of a certificate of occupancy** and the truck traffic accessing the site is directed towards Jernee Mill Road **via the Red Roadway**.

III. The following language within Section 2.1(E), under the “Infrastructure Phasing” Section heading on Page 15 of the Redevelopment Plan, shall be amended as follows:

The Redevelopment Plan contemplates the construction of roadways within the redevelopment area to connect Cheesequake Road with *[Hartle Street and]* Jernee Mill Road. The construction of the roadways shall be phased and proceed on an as needed basis based on the sequencing and density of development or as otherwise required by the Redevelopment Agreement. The roadways shown in Orange, *[Blue,]* Red and Green on the **Revised** Overall Concept Plan are conceptual in nature and may be altered during site plan review process subject to approval by SERA (Sayreville Economic and Redevelopment Agency).

All of these proposed roads shall be a minimum width of 36 feet with a 60 feet ROW (right of way) width.

IV. The heading “Section 3 Infrastructure” and all language therein, within Section 2.1(E) on Page 16 of the Redevelopment Plan, is hereby deleted in the entirety and replaced with the following:

Access to Section 3 shall be provided via the Orange, Green and Red Roadways as shown on the Revised Overall Concept Plan. The Red Roadway and Green Roadway are currently conceptual in nature. The final design will be determined by the designated redeveloper in conjunction with SERA, prior to Site Plan Review, if not already done in connection with the development of Section 2. The final roadway alignment is subject to approval by SERA, prior to submission to Planning Board, if not already done in connection with the development of Section 2.

If a warehouse use is proposed in Section 3, any site plan application submitted by the designated redeveloper to the Planning Board shall include the Red Roadway designed to a level of detail necessary to apply for all permits and approvals for the Red Roadway other than construction permits (and which may rely on any SERA approved design completed in connection with the development of Section 2, if any).

Any site plan approval granted by the Planning Board for a warehouse use in Section 3 shall be conditioned upon the designated redeveloper then applying for and obtaining all other necessary permits and approvals for the Red Roadway (if not already obtained in connection with the development of Section 2). The designated redeveloper of Section 3 shall not be able to obtain a building permit for any warehouse use in Section 3 until all necessary permits and approvals for the Red Roadway have been obtained. The designated redeveloper of Section 3 shall not be able to obtain a certificate of occupancy for warehouse use in Section 3 unless construction of the Red Roadway is complete and operational.

This Ordinance shall take effect immediately after final passage and publication as required by law.

INTRODUCED/APPROVED ON FIRST READING

DATED: November 25, 2024

Clerk of the Borough of Sayreville

ADOPTED ON SECOND READING

DATED: December 9, 2024

(Planning & Zoning Committee)

ATTEST:

APPROVED:

Jessica Morelos, R.M.C.
Municipal Clerk

Borough of Sayreville Mayor

APPROVED AS TO FORM:

Borough Attorney

RESOLUTION #2024-289

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING TO THE
PLANNING BOARD VARIOUS PROPERTIES WITHIN THE BOROUGH FOR STUDY
AS AREAS IN NEED OF REDEVELOPMENT**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute “areas in need of redevelopment”; and

WHEREAS, on November 14, 2024, the Sayreville Economic Redevelopment Agency adopted an amended Resolution requesting the Borough of Sayreville to explore whether the following properties may be an appropriate area for consideration for the program of redevelopment:

15 properties identified as Block 446, 2.01, 2.02; and, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04 and Block 449.07, Lots 1.01, 2.01 and 3.01, all located on either side of Mini Mall Drive and to the north of the intersection of Mini Mall Drive and Ernston Road, inclusive of any and all streets, paper streets, private drives and right of ways (“Revised Study Area #2”) and as shown on a Map of Revised Study Area #2 attached hereto as Exhibit A; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the governing body making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condemnation Redevelopment Area, the governing body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Sayreville, in the 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 Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A.

40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

3. The Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation; and
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and
5. This Resolution shall take effect immediately.

(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	Onuoha	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						



Exhibit A