



The Borough of Sayreville

REGULAR/AGENDA MEETING November 10, 2025

1. CALL TO ORDER

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

- | | | |
|--------------------|---|--|
| ✂ July 21, 2025 | - | Special Meeting & Executive Session |
| ✂ October 16, 2025 | - | Receipt of Bids (Improvements to Deerfield Road) |
| ✂ October 27, 2025 | - | Regular/Agenda Session |

3. PROCLAMATION & PRESENTATIONS:

- Keith Braun Proclamation

4. EXECUTIVE SESSION:

5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:

BOND ORDINANCE # 26-25

BOND ORDINANCE PROVIDING FOR VARIOUS PARK IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,240,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,178,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)

BOND ORDINANCE # 27-25

BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$6,360,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,042,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)

BOND ORDINANCE # 28-25

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,420,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,349,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)

BOND ORDINANCE # 29-25

BOND ORDINANCE PROVIDING FOR ACQUISITION OF VARIOUS VEHICLES AND EQUIPMENT, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$3,680,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,496,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)



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BOND ORDINANCE # 30-25

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$2,742,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,742,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)

BOND ORDINANCE # 31-25

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,900,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 11-10-25)

b) Appointments

6. NEW BUSINESS:

a) Introduction of the following ordinances:

ORDINANCE # 33-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S REGULATIONS AND PERMITTING REQUIREMENTS FOR THE HOLDING OF SPECIAL EVENTS THROUGHOUT THE BOROUGH OF SAYREVILLE**
(Recreation Committee- Co. Roberts – Public Hearing 11-24-25)

ORDINANCE # 34-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S REGULATIONS AND PERMITTING REQUIREMENTS FOR THE USE OF THE PORTABLE STAGE**
(Recreation Committee- Co. Roberts – Public Hearing 11-24-25)

ORDINANCE # 35-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S REGULATIONS AND PERMITTING REQUIREMENTS FOR THE RENTING OF PARKS AND PICNIC AREAS WITHIN THE BOROUGH'S PARKS**
(Recreation Committee- Co. Roberts – Public Hearing 11-24-25)

ORDINANCE # 36-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S REGULATIONS AND PERMITTING REQUIREMENTS FOR THE SPECIAL EVENT VENDOR PERMIT**
(Admin. & Finance Committee- Co. Balka – Public Hearing 11-24-25)

ORDINANCE # 37-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING CHAPTER 2-64
FEES AND LICENSES**
(Admin. & Finance Committee- Co. Balka – Public Hearing 11-24-25)

ORDINANCE #38-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE REGARDING
ENVIRONMENTAL COMMISSION**
(Water/Sewer & Environmental Committee- Co. Synarski – Public Hearing 11-24-25)



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7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- | | |
|----------|---|
| 2025-247 | Resolution approving bills for payment. |
| 2025-248 | Authorizing the Tax Collector to cancel all subsequent billed taxes, due to 100% Tax Exemption for the home being used for disabled adults, covering Block 200 Lot 2. |
| 2025-249 | Authorizing the execution of an agreement with the County of Middlesex for the acceptance of a FY2027 Municipal Alliance Grant in the amount of \$18,183.00. |
| 2025-250 | Authorizing the execution of a Memorandum of Understanding with the County of Middlesex for use of Specialized Equipment. |
| 2025-251 | Resolution requesting permission for the Dedication by Rider for the Youth Sports Organization Trust required by N.J.S.A. 40A:5-29. |
| 2025-252 | Transfer Resolution. |

8. CORRESPONDENCE:

- A. Minutes from Boards/Commission:
1. Shade Tree Commission – October 23, 2025.
- B. Notice of Public Hearing:
1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on November 25, 2025 at 7:30pm seeking variance relief to permit single-family residences in the existing B-1 Zone for 277-279 Johnson's Lane, Parlin.
 2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on December 10, 2025 at 7:30pm seeking variance relief and waivers for a proposed single family dwelling for 56 Forrest Avenue.
- C. Retirement/Resignations received from the following:
1. Rebecca Garbowski from Personnel Director effective February 1, 2026.

9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PLANNING & ZONING – Councilman Zebrowski**
- **PUBLIC SAFETY – Councilman Colaci**
- **PUBLIC WORKS – Councilwoman Novak**
- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
- **RECREATION – Council President Roberts**
- **MAYOR – Kennedy O'Brien**

10. GENERAL DISCUSSION AGENDA ITEMS

- Admin. & Finance

- 1) Application for Social Affair Permit received from OLV Church to serve wine at the Valentine's Wine & Cheese Party on February 7, 2026 from 6:30pm-9:30pm at Monsignor Dalton Hall.

- Approve/Deny



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- 2) Authorization to renew Reliance Insurance Group, LLC (a division of Acrisure) as our insurance broker for health services for the year 2026. - Resolution Needed
- 3) Authorization to execute a contract renewal with North American Insurance Management Corp. to serve as Risk Management Consultants for the year 2026. - Resolution Needed
- 4) Authorization to cancel Tax Sale Certificate #25-00050 and refund the lien holder Trystone Capital Assets LLC due to homeowner filing for bankruptcy before the Tax Sale for Block 211.03, Lot 40.22. - Resolution Needed

- Planning & Zoning

- Public Safety

- 1) Authorization to execute the renewal of an Inter-Local Services Contract with the County of Middlesex for the provision of public health services in the amount of \$203,309.56. - Resolution Needed
- 2) Request to travel received from the following:
 - a) Melrose Hose Co. No. 1 and Morgan Hose & Chemical Co. 1 to deliver Santa gifts to families in need through the Raine Foundation in Monmouth and Middlesex Counties on December 17th & December 18th from 6pm to 10pm. - Approve/Deny

- Public Works

- Recreation

- Water & Sewer/Environmental

- 1) Authorization to issue an emergency contract to AC Schultes, Inc. for Well Redevelopment at Well #1 and Well #12 in an amount not to exceed \$26,680.00. - Resolution Needed

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Andrew Ozga from Keyboarding Clerk 1 to Keyboarding Clerk 2 in the Administration Dept., effective December 1, 2025. - Approve/Deny
- 2) Authorization to appoint Jessica Zebrowski to Management Specialist in Personnel/Administration Dept., effective November 12, 2025. - Approve/Deny
- 3) Authorization to promote Meadow Magnani from Management Specialist to Personnel Director in the Personnel/Administration Dept., effective February 1, 2026. - Approve/Deny

➤ **C.F.O. – Danielle Maiorana**

- 1) Authorization to release escrow for Quick Check #117 located at 3101 Bordentown Avenue in the amount of \$39,217.62. - Resolution Needed
- 2) Authorization to amend the 2025 Local Municipal Budget for the following:
 - 2026 HTS Federal Highway Safety Grant \$28,000.00
 - 2025 National Opioid Settlement \$64,269.03- Resolution Needed
- 3) Transfer Resolution. - Resolution Needed



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➤ **BOROUGH ENGINEER - Jay Cornell**

- 1) Borough Hall Walkway Improvements – Closeout of Contract and Change Order (Verbal Report). - Resolution Needed
- 2) Kennedy Park Bathroom Improvements – Closeout of Contract and Change Order (Verbal Report). - Resolution Needed

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

11. PUBLIC PORTION Mayor will open to public – ***5 Minute Limitation.**

12. ADJOURNMENT

*****DISCLAIMER** All meetings of the Mayor and Council are subject to additions, deletions and amendments.***