Mayor O'Brien opened the Regular/Agenda Meeting at 7:00 PM followed by a short prayer and salute to the flag.

#### • STATEMENT OF NOTICE OF PUBLICATION

Municipal Clerk Morelos announced that this November 10, 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:

Council President Roberts moved the following minutes be approved, 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

Seconded by Councilwoman Novak.

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

#### PROCLAMATION & PRESENTATIONS

**❖** Keith Braun Proclamation



*WHEREAS*, Keith Braun was a valued member of the Sayreville Emergency Squad from January 1982 through 2006; and

WHEREAS, he served with dedication in the past as the Secretary of the Squad; and

WHEREAS, he was the Chief Driver for four years; and

WHEREAS, Keith spent five years with the Board of Trustees; and

**WHEREAS**, Keith has served with honor as Assistant Captain, Captain and Treasurer for the Emergency Squad and became an Honorary Life Member on March 18, 1996; and

*WHEREAS*, he received the Certificate of Appreciation Ex-Captain of Emergency Squad on March 18, 1996; and

**WHEREAS**, Keith received the General Assembly Citation for Saving the Life of Another on December 18, 1996; and

*WHEREAS*, he also received the FEMA Certification of Achievement – Introduction to Incident Command System in March of 2006; and

*WHEREAS*, Keith received the Senate and General Assembly Citation for Assisting a Coking Victim with the Sayreville Emergency Squad on January 13, 2001; and

**WHEREAS**, Keith is a loving husband to Linda for fifty years, the proud father of Keith and Michele and his loved and cherished by his grandchildren Abigail and Tobin and his family and friends; and

*NOW*, *THEREFORE*, I, Kennedy O'Brien, Mayor of the Borough of Sayreville, hereby acknowledge the contribution that Keith Braun has made to the Borough of Sayreville, and have caused this Proclamation to be issued and the official seal of the Borough duly affixed this 10<sup>th</sup> day of November, 2025.



**IN WITNESS WHEREOF,** I have caused this Proclamation to be issued and the official seal of the Borough duly affixed this 10<sup>th</sup> day of November, 2025

Council President Roberts moved the following proclamation be approved. Seconded by Councilwoman Novak.

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

#### • OLD BUSINESS:

a) Public Hearing on the following Ordinances:

Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #26-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #26-25.

There were no comments

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Council President Roberts.

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

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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as a general improvements or purposes to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,240,000, which sum includes \$62,000 as the amount of down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payment is now available therefor by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$1,240,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$1,178,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,178,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

**SECTION 3.** (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are various improvements to Borough parks including, but not limited to, Kennedy Park, said improvements to include, but not be limited to, acquisition and installation, as applicable, of windscreens for pickleball courts and walkway improvements; War Memorial Park, said improvements to include, but not be limited to, pickleball parking lot paving improvements; Major Drive playground, said improvements to include, but not limited to, acquisition and installation, as applicable, of playground equipment; lighting improvements for the little league field; various athletic improvements, said improvements to include, but not be limited to, athletic field surfacing

improvements; and any other miscellaneous park improvements, as deemed necessary by the Borough; and also including, as applicable, all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

- (b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$1,178,000.
- (c) The estimated cost of said improvement or purpose is \$1,240,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor, being the amount of \$62,000, is the down payment for said improvement or purpose.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity make a contribution or grant in aid to the Borough, for the improvement and purpose authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Middlesex and/or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby

authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Capital Budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- (b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 15 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,178,000 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$301,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

#### November 10, 2025 Regular/Agenda Meeting

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first

publication thereof after final adoption, as provided by the Local Bond Law.

#### INTRODUCED/APPROVED ON FIRST READING

DATED: September 23, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

#### ADOPTED ON SECOND READING

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

#### APPROVAL BY THE MAYOR ON THIS \_10th\_ DAY OF \_NOVEMBER\_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

Public Hearing on Ordinance #27-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #27-25.

Those commenting were:

#### - Jim Robinson

Mr. Robinson commented on the drainage improvements at the new self-storage facility.

Borough Engineer Cornell responded that there is a large storm sewer that runs thru the parking lot which was a pre-existing line that has issues.

Mr. Robinson commented on the Eulner Street issues.

Business Administrator Skarzynski responded that it is still being studied and have taken the steps available in the short term. He stated it will in the next capital.

Mr. Robinson stated that there was no discussion a month ago on the bond ordinances and explain what they are about.

Councilwoman Novak responded with the streets that will be paved.

Council President Roberts responded that she had questions and that's why they were pulled. She stated what all the bond ordinances were for.

Mayor stated that there are long budget discussions between the Business Administrator, CFO and Department Heads. He stated that all ordinances are in the back of the room and posted online.

No further comments.

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Council President Roberts.

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

#### **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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as a general improvements or purposes to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$6,360,000, which sum includes \$318,000 as the amount of down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payment is now available therefor by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$6,360,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$6,042,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$6,042,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

**SECTION 3.** (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are Various Roadway Improvements in and throughout the Borough, including, but not limited to, as applicable, excavation, milling, paving, reconstruction and boxing out and resurfacing or full depth pavement replacement, and where necessary, the sealing of pavement cracks, storm drainage improvements, the repairing and/or installation of or improvements to curbs, sidewalks and driveway aprons, ADA access improvements, resetting utility castings, traffic striping and

pavement markings, and associated aesthetic improvements; stormwater improvements at Eric Court; and stormwater improvements including, but not limited to relining of storm sewer pipe at 1970 Route 35; and also including all engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

- (b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$6,042,000.
- (c) The estimated cost of said improvement or purpose is \$6,360,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor, being the amount of \$318,000, is the down payment for said improvement or purpose.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity make a contribution or grant in aid to the Borough, for the improvement and purpose authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Middlesex and/or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in

accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Capital Budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- (b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$6,042,000

and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$860,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

#### INTRODUCED/APPROVED ON FIRST READING

DATED: September 23, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

#### ADOPTED ON SECOND READING

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

APPROVAL BY THE MAYOR ON THIS \_10th DAY OF \_NOVEMBER\_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

Public Hearing on Ordinance #28-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #28-25.

Those commenting were:

- Jim Robinson

Mr. Robinson stated that information explaining what is being bonded is not in the ordinances.

No further comments.

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.

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

#### **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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as a general improvements or purposes to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,420,000, which sum includes \$71,000 as the amount of down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payment is now available therefor by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$1,420,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$1,349,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$1,349,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are various general capital improvements in and throughout the Borough including, but not limited to: the <u>Buildings and Grounds Department</u>: Borough facility flooring improvements including, but not limited to acquisition and installation, as applicable of carpeting and ADA compliant stair treads; garage heater improvements at Fort Grumpy Recycling Center; engine company exterior door and frame improvements; library walkway lighting improvements; painting improvements for finance area; garage door improvements for Emergency Squad; and public safety improvements for the jail; the <u>Administration and Finance Department</u>: information technology improvements including, but not limited to, the Borough's Enhanced 911 system, network video recorder system, data/voice switch and Borough Hall and court

audio/visual systems including, but not limited to, as applicable, acquisition and installation of computer hardware, software and/or other equipment; the Fire Department: various technology improvements including, but not limited to, as applicable, acquisition and installation of computer hardware, software and/or other equipment; the Roads Department: various stormwater and drainage improvements in and throughout the Borough; traffic signal improvements; and acquisition and installation, as applicable, of a 5,500 gallon storage tank; the Sanitation Department: acquisition and installation, as applicable, of a brine maker system, and a salt dome cover; the Sewer Treatment <u>Department</u>: grinder unit improvements and/or replacement, and sewer system analysis improvements including, but not limited to, GIS mapping; and Parks Department: environmental improvements including, but not limited to, underground storage tank remediation; and all the aforesaid improvements or purposes shall also include, as applicable, engineering and design work, surveying, construction planning, preparation of plans and specifications, permits, bid documents, construction inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

- (b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$1,349,000.
- (c) The estimated cost of said improvement or purpose is \$1,420,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor, being the amount of \$71,000, is the down payment for said improvement or purpose.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity make a contribution or grant in aid to the Borough, for the improvement and purpose authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Middlesex and/or a private entity, shall be received by the Borough after the issuance of the bonds or

notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Capital Budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

- (b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 9.70 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,349,000 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- (d) An aggregate amount not exceeding \$284,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

**SECTION 10.** The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary

market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

#### INTRODUCED/APPROVED ON FIRST READING

DATED: September 23, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

#### ADOPTED ON SECOND READING

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

APPROVAL BY THE MAYOR ON THIS \_10th\_ DAY OF \_NOVEMBER\_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

Public Hearing on Ordinance #29-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #29-25.

There were no comments

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Council President Roberts.

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

#### **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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized as a general improvements or purposes to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough"). For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$3,680,000, which sum includes \$184,000 as the amount of down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said down payment is now available therefor by virtue of a provision or provisions in a previously adopted budget or budgets of the Borough for down payment or for capital improvement purposes.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the part of said \$3,680,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the Borough are hereby authorized to be issued in the principal amount of \$3,496,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in a principal amount not exceeding \$3,496,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

**SECTION 3.** (a) The improvements hereby authorized and purposes for the financing of which said bonds or notes are to be issued are acquisition and installation, as applicable, of vehicles and equipment for various Borough departments including, but not limited to: for the <u>Fire Department</u>: a fire truck, a sports utility vehicle (fire chief), a utility 5 vehicle; turnout gear, extrication equipment, and acquisition and installation, as applicable, of gas meters; for the <u>Parks Department</u>: a pickup truck w/ plow and a trackless multihog tractor; for the <u>Roads Department</u>: an F-450 vehicle w/ plow, two (2) F-250 vehicles w/

plow, a street sweeper, and a skid steer; for the <u>Public Safety Department</u>: nine (9) sport utility vehicles; for the <u>Construction Department</u>: two (2) sport utility vehicles; for the <u>Sanitation Department</u>: rear loader sanitation truck; dumpsters, and automated trash cans; and for the <u>Recreation Department</u>: a sport utility vehicle; and also including, as applicable, preparation of plans and specifications, permits, bid documents, inspection and contract administration, and all work, materials, equipment, labor and appurtenances necessary therefor or incidental thereto.

- (b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$3,496,000.
- (c) The estimated cost of said improvement or purpose is \$3,680,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor, being the amount of \$184,000, is the down payment for said improvement or purpose.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity make a contribution or grant in aid to the Borough, for the improvement and purpose authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey, the County of Middlesex, and/or a private entity. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey, the County of Middlesex and/or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all

such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Capital Budget of the Borough is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Borough may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- (b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 11.0 years.
- (c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$3,496,000

and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$15,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Borough for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

#### November 10, 2025 Regular/Agenda Meeting

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption, as provided by the Local Bond Law.

#### INTRODUCED/APPROVED ON FIRST READING

DATED: September 23, 2025

<u>/s/Jessica Morelos, R.M.C.</u> <u>/s/Daniel Balka, Councilman</u>
Clerk of the Borough of Sayreville (Admin & Finance Committee)

Borough of Sayreville

#### ADOPTED ON SECOND READING

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C. /s/Daniel Balka, Councilman
Clerk of the Borough of Sayreville (Admin & Finance Committee)

Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS \_10th\_ DAY OF \_NOVEMBER\_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

Public Hearing on Ordinance #30-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #30-25.

There were no comments

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Council President Roberts.

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

#### **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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$2,742,000 from the Water Utility of the Borough. Pursuant to the provisions of N.J.S.A. 40A:2-7(h) and 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), no down payment is required as the Water Utility of the Borough is self-liquidating.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the said \$2,742,000 appropriation, negotiable bonds of the Water Utility of the Borough are hereby authorized to be issued in the aggregate principal amount not exceeding \$2,742,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$2,742,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued are various water utility improvements including, but not limited to, water main improvements; leak detection; HVAC water treatment improvements; water operating environmental compliance including, but not limited to, as applicable, GIS mapping, regulatory compliance for service lines and lead service assessment and improvements; Ernston Road culvert improvements; guardrail system improvements for Duhernal access road; acquisition of tandem dump truck with roll off; and acquisition of service vehicles for water operations; and shall also include, but are not limited to, the following, as applicable, engineering and design work, preparation of plans and specifications, permits, bid documents, testing, inspection and contract administration; and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$2,742,000.

(c) The aggregate estimated cost of said improvements or purposes is \$2,742,000.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex or a private entity make a contribution or grant in aid, as applicable, to the Borough for the improvements or purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Middlesex. In the event, however, that any amount so contributed or granted, as applicable, by the United States of America, the State of New Jersey, the County of Middlesex or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made.

Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The capital budget of the Water Utility of the Borough is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs of the Water Utility as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, will be on file in the Office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- (b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 12.21 years.
- (c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$2,742,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- (d) An aggregate amount not exceeding \$548,400 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this

bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and

the Borough shall be obligated to levy ad valorem taxes upon all the taxable property within

the Borough for the payment of the obligations and the interest thereon without limitation

as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the

bonds or bond anticipation notes in the amount authorized in Section 2 of this bond

ordinance and to use proceeds to pay or reimburse expenditures for the costs of the

purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of

intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any

successor provisions of federal income tax law.

**SECTION 10.** The Borough Chief Financial Officer is hereby authorized to prepare

and to update from time to time as necessary a financial disclosure document to be

distributed in connection with the sale of obligations of the Borough and to execute such

disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further

authorized to enter into the appropriate undertaking to provide secondary market

disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange

Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of

the Borough and to amend such undertaking from time to time in connection with any

change in law, or interpretation thereof, provided such undertaking is and continues to be,

in the opinion of a nationally recognized bond counsel, consistent with the requirements of

the Rule. In the event that the Borough fails to comply with its undertaking, the Borough

shall not be liable for any monetary damages, and the remedy shall be limited to specific

performance of the undertaking.

**SECTION 11.** The Borough covenants to maintain the exclusion from gross income

under section 103(a) of the Code of the interest on all bonds and notes issued under this

ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first

publication thereof after final adoption and approval by the Mayor, as provided by the Local

Bond Law.

INTRODUCED/APPROVED ON FIRST READING

Clerk of the Borough of Sayreville

(Admin & Finance Committee)

ADOPTED ON SECOND READING

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C. Clerk of the Borough of Sayreville /s/Daniel Balka, Councilman (Admin & Finance Committee)

APPROVAL BY THE MAYOR ON THIS \_10th DAY OF \_NOVEMBER\_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

Public Hearing on Ordinance #31-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #31-25.

There were no comments

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Council President Roberts.

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

#### **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

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

**SECTION 1.** The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$1,900,000 from the Water Utility of the Borough. Pursuant to the provisions of N.J.S.A. 40A:2-7(h) and 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), no down payment is required as the Water Utility of the Borough is self-liquidating.

**SECTION 2.** For the financing of said improvements or purposes described in Section 3 hereof and to meet the said \$1,900,000 appropriation, negotiable bonds of the Water Utility of the Borough are hereby authorized to be issued in the aggregate principal amount not exceeding \$1,900,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$1,900,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

**SECTION 3.** (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued are various water utility improvements including, but not limited to, improvements to Duhernal wellfield, the Sayreville wellfield and Well 10 including, but not limited to, inspection, testing, evaluation, remediation and treatment of wells, mobilization, mechanical, well pump, piping and control system improvements and/or replacements, as applicable; and shall also include, but are not limited to, the following, as applicable, engineering and design work, preparation of plans and specifications, permits, bid documents, testing, inspection and contract administration; and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

- (b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$1,900,000.
- (c) The aggregate estimated cost of said improvements or purposes is \$1,900,000.

**SECTION 4.** In the event the United States of America, the State of New Jersey, the County of Middlesex or a private entity make a contribution or grant in aid, as applicable, to the Borough for the improvements or purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Middlesex. In the event, however, that any amount so contributed or granted, as applicable, by the United States of America, the State of New Jersey, the County of Middlesex or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized

in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The capital budget of the Water Utility of the Borough is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs of the Water Utility as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, will be on file in the Office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

- (a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.
- (b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20 years.
- (c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,900,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.
- (d) An aggregate amount not exceeding \$400,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

**SECTION 8.** The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

**SECTION 10.** The Borough Chief Financial Officer is hereby authorized to prepare

and to update from time to time as necessary a financial disclosure document to be

distributed in connection with the sale of obligations of the Borough and to execute such

disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further

authorized to enter into the appropriate undertaking to provide secondary market

disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange

Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of

the Borough and to amend such undertaking from time to time in connection with any

change in law, or interpretation thereof, provided such undertaking is and continues to be,

in the opinion of a nationally recognized bond counsel, consistent with the requirements of

the Rule. In the event that the Borough fails to comply with its undertaking, the Borough

shall not be liable for any monetary damages, and the remedy shall be limited to specific

performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under

section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

**SECTION 12.** This bond ordinance shall take effect twenty (20) days after the first

publication thereof after final adoption and approval by the Mayor, as provided by the Local

Bond Law.

INTRODUCED/APPROVED ON FIRST READING

DATED: September 23, 2025

/s/Jessica Morelos, R.M.C. Clerk of the Borough of Sayreville /s/Daniel Balka, Councilman

(Admin & Finance Committee)

ADOPTED ON SECOND READING

Clerk of the Borough of Sayreville

DATED: November 10, 2025

/s/Jessica Morelos, R.M.C.

/s/Daniel Balka, Councilman

(Admin & Finance Committee)

APPROVAL BY THE MAYOR ON THIS \_10th DAY OF \_NOVEMBER \_, 2025.

/s/Kennedy O'Brien, Mayor Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Esq., Borough Attorney

#### • 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)

Council President Roberts moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Councilwoman Novak.

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

#### **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)

Council President Roberts moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Councilwoman Novak.

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

#### **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)

Council President Roberts moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Councilwoman Novak.

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

#### **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)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Council President Roberts.

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

# 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)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Council President Roberts.

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

# ORDINANCE #38-25 BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE REGARDING ENVIRONMENTAL COMMISSION

(Water/Sewer & Environmental Committee- Co. Synarski - Public Hearing 11-24-25)

Councilman Synarski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for November 24, 2025. Motion was seconded by Council President Roberts.

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

#### • 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 #2025-247**

**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

<del>, , , , , , , , , , , , , , , , , , , </del>	
/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 November 10, 2025 in the amount of \$10,440,854.94 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

#### **RESOLUTION #2025-248**

#### RESOLUTION OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AUTHORIZING CANCELATION OF TAXES

WHEREAS, there appears on the tax records balances as listed below; and

**WHEREAS,** the Collector of Taxes recommends the cancelation of taxes due to reasons listed below.

**NOW, THEREFORE, BE IT RESOLVED** that the proper officers be and are hereby authorized and directed to cancel as hereafter listed below:

**REASONS**:

- 1. 100% Disabled Veteran
- 2. Township Owned Property
- 3. Veteran/Surviving Spouse of Veteran Deduction
- 4. Senior Citizen/Disabled/Surviving Spouse Deduction
- 5. Deleted Off 2025 Tax Duplicate
- 6. Exempt-Home for Disabled Adults

Block/Lot	Name	Amount	Year	Reason
200/2	Mobility Special Care Housing,	6096.27	2026	6
	Inc			

/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.

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Joseph Sordillo, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien

Mayor

## RESOLUTION #2025-249 Governor's Council on Substance Use Disorder (GCSUD) Alliance to Prevent Substance Use Disorder

WHEREAS, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

**WHEREAS,** The <u>Borough</u> Council of the <u>Borough</u> of Sayreville, County of <u>Middlesex</u> State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS,** the <u>Borough</u> Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

**WHEREAS,** the <u>Borough</u> Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Middlesex,

**NOW, THEREFORE, BE IT RESOLVED** by the <u>Borough</u> of <u>Sayreville</u>, County of <u>Middlesex</u>, State of New Jersey hereby recognizes the following:

1. The <u>Borough</u> Council does hereby authorize submission of a strategic plan for the <u>Sayreville</u> Municipal Alliance grant for fiscal year <u>2027</u> in the amount of: GCSUD GRANT FUND \$18,183.00

Cash Match \$4,545.75 In-Kind \$13,637.25

2. The <u>Borough</u> Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

/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 #2025-250**

**BE IT RESOLVED,** that the proper Borough Officials are hereby authorized and directed to execute a Memorandum of Understanding with the County of Middlesex for use of specialized equipment owned and maintained by the Middlesex County Prosecutor's Office or the County Office of Emergency Management.

/s/ Michael Colaci, Councilman (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.

/s/ Joseph Sordillo, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
/s/ Jessica Morelos, RMC	/s/ Kennedy O'Brien
Municipal Clerk	Mayor

#### **RESOLUTION #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

**WHEREAS,** permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

**WHEREAS**, 40A:5-29 provides the dedicated revenues anticipated from the Youth Sports Organization Trust are hereby anticipated as a revenue and hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement

**NOW, THEREFORE BE IT RESOLVED,** by the Governing Body of the Borough of Sayreville, Middlesex County, New Jersey as follows:

- 1. The Governing Body does herby request permission of the Director of Division of Local Government Service to pay expenditures of the Youth Sports Organization Trust N.J.S.A. 40A: 5-29
- 2. The Clerk of the Borough of Sayreville, County of Middlesex is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government Services

<u>/s/</u>	' Dani	<u>el Ball</u>	<u>ка, С</u>	<u>Counci</u>	lman	_
(Adr	nin. & Fi	nance Co	mmitt	tee)		

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	/s/ Kennedy O'Brien
Municipal Clerk	Mayor
	RESOLUTION #2025-252

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>FROM</u>	<u>TO</u>
CURRENT FUND		
Tax Collector S/W 5-01-20-145-012		10,000.00
Planning Board O/E 5-01-20-180-179		10,000.00
Zoning Bd. Of Adjustment O/E 5-01-20-185-183		25,000.00
Police O/E 5-01-25-240-124		30,000.00
Fire Department O/E 5-01-25-265-124		60,000.00

Fire Prevention S/W 5-01-25-270—016		25,000.00
Recreation Department O/E 5-01-28-370-283		20,000.00
Independence Day Celebration 5-01-30-420-125		2,100.00
Municipal Court S/W 5-01-43-490-017		50,000.00
Police Dispatch S/W 5-01-25-250-012	25,000.00	
Magistrate& Prosecutor S/W 5-01-25-275-021	75,000.00	
Road Department O/E 5-01-26-290-242	10,000.00	
Apartment Services 5-01-26-326-273	30,000.00	
Condominium Services 5-01-26-325-272 Fuels and Lubes	25,000.00	
5-01-31-460-316	57,100.00	
Crossing Guards S/W 5-01-25-255-013	10,000.00	
	\$232,100.00	\$232,100.00
WATER OPERATING FUND		
Duhernal O/E 5-05-55-130-361		27,000.00
Interest on Bonds 5-05-55-600-103	27,000.00	¢27,000,00
	\$27,000.00	\$27,000.00
	/s/ Daniel Balka, Co (Admin. & Finance Committe	

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

**BOROUGH OF SAYREVILLE** 

/s/ Jessica Morelos, RMC	/s/ Kennedy O'Brien
Municipal Clerk	Mayor

ATTEST:

#### • 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.

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

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

Councilwoman Novak thanked Rebecca for all her years of service to the Borough.

#### MAYOR & COUNCIL REPORTS

#### > ADMINISTRATIVE & FINANCE - Councilman Balka

1) Veteran's Day Ceremony is tomorrow in front of Borough Hall at 11am.

#### > PLANNING & ZONING - Councilman Zebrowski

- 1) Wished Becky well on her retirement.
- 2) Commented on pending bill S4736.

  Councilman Zebrowski made a motion to have a resolution drawn up to oppose bill S4736. Seconded by Council President Roberts.

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

#### > PUBLIC SAFETY - Councilman Colaci

- 1) OEM is working on the modernization of the town's digital mapping system and continue to work on street light outages.
- 2) Sayreville Police Dept. Community Services unit remains engaged in both public safety and community outreach initiatives.
- 3) Sayreville PBA announced that Patrolman Davon Sanders is officially cancer free.
- 4) Fire Department continues training and equipment maintenance.

#### **PUBLIC WORKS - Councilwoman Novak**

- 1) Public Works continues to work on snow equipment.
- 2) Questioned the Assistant Superintendent of Public Works that was on the civil service list.

Business Administrator Skarzynski responded that civil service is catching up from covid.

#### > WATER & SEWER/ENVIRONMENTAL - Councilman Synarski

- 1) Community Garden is done for the year.
- 2) Water consumption is down and wells are still down.
- 3) Over 950 fire hydrants were painted this summer.

#### **RECREATION - Council President Roberts**

- 1) Winter program registration will start the end of the week or next week.
- 2) Holiday Parade of lights is December 7th at 6pm.
- 3) Annual Toy Drive continues.
- 4) Recreation Director has been awarded Professional of the Year by the NJ Parks and Recreation Association.
- 5) Need better communication with the schools for events.
- 6) Read a Veteran's poem.

#### > MAYOR - Kennedy O'Brien

- 1) Veteran's Ceremony will be held tomorrow at 11am.
- 2) Welcomed Council Elect Alberto Rios & Herve Blemur.
- 3) Congratulated Jim Robinson on his campaign win.

#### • 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 to 9:30pm at Monsignor Dalton Hall.

#### - Approved.

2) Authorization to renew Reliance Insurance Group, LLC (a division of Acrisure) as our insurance broker for health services for the year 2026.

#### - Resolution.

3) Authorization to execute a contract renewal with North American Insurance Management Corp. to serve as Risk Management Consultants for the year 2026.

#### - Resolution.

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.

#### - 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.

- 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 17<sup>th</sup> & December 18<sup>th</sup> from 6pm to 10pm.

#### - Approved.

#### - 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.

Borough Attorney Sordillo stated that Councilman Zebrowski will need to recuse himself on item #2 of the Business Administrator's report.

#### **Business Administrator - Glenn Skarzvnski**

- 1) Authorization to promote Andrew Ozga from Keyboarding Clerk 1 to Keyboarding Clerk 2 in the Administration Dept., effective December 1, 2025.
- Approved.
  - 2) Authorization to appoint Jessica Zebrowski to Management Specialist in Personnel/Administration Dept., effective November 12, 2025.
- Approved.
  - 3) Authorization to promote Meadow Magnani from Management Specialist to Personnel Director in the Personnel/Administration Dept., effective February 1, 2026.
- Approved.
  - 4) Business Administrator Skarzynski stated that 311 lights have been repaired and is looking for permission to release the checks to JCP&L. Further discussion ensued. Mayor asked if there was any objection to paying the electric bill. No objections.

#### > 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.
  - 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.
  - 3) Transfer Resolution.
- Resolution.

#### **BOROUGH ENGINEER - Jay Cornell**

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

#### > BOROUGH ATTORNEY - Joseph Sordillo

Councilwoman Novak stated that Jon Bon Jovi showed up at the Bombers Beyond Café.

#### PUBLIC PORTION

At this time Mayor O'Brien opened the meeting to the public for comments on any and all matters.

Those commenting were:

- Bill Henry, Orchard Street

Mr. Henry stated that the Sayreville Democratic Headquarters would be willing offer their location to organizations.

#### - Alberto Rios, Washington Road

Mr. Rios thanked the people of Sayreville for electing him and Herve Blemur. He stated that one of his priorities is opposing the building of apartments behind Kennedy Park. He requested that the Borough direct the planner to find an alternative plan for those affordable housing credits. Mr. Rios requested another attorney handle Mocco matters.

Borough Attorney Sordillo stated that once he learned about the prior relationship his firm had with Mocco, he would recuse himself with any dealings with the Mocco property. He also stated in regards to affordable housing that they are in settlement negotiations and are looking at other alternatives.

#### - Ken Olchaskey

Mr. Olchaskey questioned who decided on the use of the fire house next door. Mayor responded that it was always office space and needs to be brought to current code.

Mr. Olchaskey questioned what money was being used to fix it.

Mayor responded open space money.

Business Administrator Skarzynski responded that the name is the Open Space, Farmland Preservation and Historical Preservation Trust Fund.

Mr. Olchaskey commented on the governing body not answering questions.

#### - Jim Robinson

Mr. Robinson commented on the election results. He stated that the residents are tired of what is going on in town and want change.

#### - Frank Terzino, Canal Street

Mr. Terzino stated that Bon Jovi was at the museum.

No further comments.

### Council President Roberts made a motion to close the Public Portion. Seconded by Councilwoman Novak.

Roll Call: Voice Vote, all Ayes.

Borough Attorney Sordillo stated he was reviewing the JCP&L contract and there may be a basis to withhold the payment. He stated he will work with the administration on it.

Discussion ensued on affordable housing units.

Council President Roberts made a motion to get an estimate of the mosque property to put into open space.

No second, motion fails.

Mayor spoke about development over the years in the Borough. He stated that the Borough is running a service company. Mayor stated that when he was running again that residents told him that the meetings needed to be shorter.

#### • ADJOURNMENT

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

Date Approved: \_\_\_\_\_

Roll Call: Voice Vote, all Ayes.		
Time 8:28 P.M.		
	Jessica Morelos, RMC Municipal Clerk	