

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 24, 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, Synarski, Zebrowski

Absent: Councilpersons Novak & Roberts

Others Present: Mayor Kennedy O'Brien
Glenn Skarzynski, Business Administrator
Jessica Morelos, Municipal Clerk
Michael DiFazio, 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:**

Councilman Balka moved the following minutes be approved, subject to correction if necessary:

✎ November 10, 2025 - Regular/Agenda Session

Seconded by Councilman Zebrowski.

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

- **PROCLAMATION & PRESENTATIONS**

- **EXECUTIVE SESSION**

Borough Clerk Morelos read the following Executive Session Resolution into record.

RESOLUTION FOR CLOSED SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

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

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 10 minutes to discuss the following matters:

- Attorney-Client Privilege – Litigation – Bus Depot

2. Following the conclusion of said closed session, the Governing body shall reconvene the open portion of this meeting to consider any other matters which may be properly brought before it at this time.

3. The nature and content of discussion which occurs during closed session shall be made public at the time the need for non-disclosure no longer exists.

NOW, THEREFORE BE IT RESOLVED that the public be excluded and this resolution shall take effect immediately.

/s/ Daniel Balka, Councilman

APPROVED:

/s/ Kennedy O'Brien, Mayor

Councilman Balka moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Zebrowski.

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

Time: 7:03 PM

Councilman Colaci stated he will recuse himself due to a conflict of interest.

Reconvene:

Councilman Zebrowski made a motion to reconvene. Motion was seconded by Councilman Synarski.

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

Time: 7:13 PM

- **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 #33-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #33-25.

There were no comments

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

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

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**

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Chapter XXVII entitled "Special Events" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER XXVII – SPECIAL EVENTS

27-1 – PERMIT REQUIRED FOR SPECIAL EVENTS.

- A. Any person ~~(s). entity~~ or organization desiring to hold any event, (i.e. concert, race, walkathon, fair, carnival, festival, celebration, show, or other similar event) in or upon any ~~Borough public grounds or private property, park or road~~ **way of the Borough, or any event in or upon private property where either (1) the public is invited to attend, (2) the estimated attendees exceeds two hundred (200) individuals, or (3) the event will occur over multiple days,** must first apply for, and obtain a **special event** permit from the Borough Clerk in accordance with the requirements of ~~Section 27-2 of this Chapter.~~ **Additionally, a** Any such concert, race, walkathon, fair, carnival, festival, celebration, show, or other similar event, which is likely to require the expenditure of Borough resources in the form of the Police Department, Fire Department, Department of Public Works, Recreation Department and/or Emergency Medical Services salaries, wages, or other expense, shall constitute a special event. ~~To obtain a permit for a special event, the applicant shall also satisfy the requirements of Section 27-3 of this Chapter.~~
- B. In order to further define "a special event" the following shall be inclusive: closing of a public street; the blocking or restriction of public property; the sale of merchandise, food, or beverages on public property or on private property where otherwise prohibited by ordinance; the installation of a stage, band shell, trailer, van, portable building, grandstand, or bleachers on public property, or on private property where otherwise prohibited by ordinance; the placement of portable toilets on public property, or on private property where otherwise prohibited by ordinance; or placement or temporary "no parking" signs on a public right-of-way.
- C. The purpose and intent of this Chapter is to enable the Borough to have oversight of the type and scope of events to be held within the confines of the Borough, whether held on public or private property, to account for any expenditure and/or impact on the Borough's resources and to protect the health, safety, and welfare of the Borough residents and community as a whole.**

27-2 - APPLICATION FOR PERMIT.

- A. A person or organization seeking issuance of a permit hereunder shall file the application with the Borough Clerk on a form to be provided by the Clerk for that purpose, on which form the applicant shall furnish the following information:
1. The name, address, **e-mail address**, and telephone number of the applicant.
 2. The name, address, **e-mail address(es)**, and telephone number of the person, persons, corporation, or association sponsoring the activity.
 3. A detailed description of the proposed event, ~~and a sketch that would show the area or route to be used, along with proposed structures, tents, fences, barricades, signs, banners, and rest room facilities, more commonly referred to as a "footprint".~~
 - 4. If requested by Borough officials in connection with its review of the application, a sketch that would show the area of the subject site or route along any public roadway to be utilized in connection with the**

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event, along with any and all proposed structures, tents, fences, barricades, signs, banners, and rest room facilities for the event.

54. The date(s) and hours for which the permit is desired.
65. The location of the event for which the permit is desired, and complete details as to how the applicant intends to provide for security and traffic control.
76. The number of contestants, participants, spectators, and/or other people that could reasonably be anticipated to attend the event.
8. A detailed description and identification of the proposed parking to accommodate all attendees at the event.
97. A detailed description of the Borough resources or services that will be required to be provided in connection with the event.
108. Any other information which the Borough Clerk shall find reasonably necessary to a fair determination as to whether a permit should be issued hereunder.
119. Application must be submitted no later than sixty (60) ~~forty-five (45)~~ days prior to any such event.

B. All applications filed shall include the requisite fee as set forth in Section 2-64 of the Borough Code, which fee shall be paid prior to the processing of the application by the Borough.

CB. Upon verification that the application is complete, the Borough Clerk shall refer the application to ~~various~~ the appropriate Borough Department Heads for preliminary review in accordance with Section 27-3 of this chapter.

27-3 - REVIEW OF APPLICATION, DECISION BY BOROUGH COUNCIL.

A. The ~~Borough Department Heads~~ shall review the applications and ~~shall~~ present their comments, objections, and/or recommendations, including any estimated costs and/or expenses that may be incurred by the Borough in connection with the event, to the Borough Clerk for ~~final review~~ within five (5) business days upon their receipt. Subject to the comments, objections and recommendations from the Borough Department Heads, the Borough Clerk shall approve or deny the special event permit application pursuant to the standards set forth in Section 27-4 hereinbelow. The Borough Clerk, in his or her discretion, may refer the special event permit application to the Borough Council for its review, approval and/or denial by a majority vote of a quorum of the Council at a public meeting. Upon referral to the Borough Council, the Council shall thereafter have final jurisdiction over the granting or denial of the permit. The Clerk shall present a recommendation to the governing body during the next regularly scheduled meeting. In the event that any Council members voice concern that the event to be held requires additional investigation, he or she may direct that the application be referred back for additional information. The Council shall make the final determination by majority vote whether to issue a permit for a special event, and if it is determined that there is a need for certain conditions and restrictions as may be reasonably necessary to insure that the standards set forth in Section 27-4 are satisfied. These conditions and restrictions shall be approved by resolution of the Mayor and Council. The Mayor and Council shall charge a permit fee in an amount to recover the costs that the borough incurred due to the event.

B. In making the final decision on the special event permit application, and taking into consideration the review by the Borough Department Heads, the Borough Clerk and/or the Borough Council may impose certain conditions

and restrictions upon the issuance of the permit as may be reasonably necessary to insure that the standards set forth in Section 27-4 are satisfied, and in the interests of the health, safety and general welfare of the Borough and its citizens.

~~CB.~~ Applications for the use of picnic areas within the Borough's parks and recreational areas are not subject to this Chapter, but rather shall follow the permitting and fee requirements of the Department of Recreation as set forth in Section 17-1.8 of the Borough Code. ~~The application process is waived for all events being held in Burke's Park, Jackson Park and Bailey Park in which a Facility Use Form has been filed with the Recreation Director.~~

~~DE.~~ Applications for the use and reservation of the Borough's athletic fields within the Borough's parks and recreational areas are not subject to this Chapter, but rather shall follow the permitting and fee requirements of the Department of Recreation as set forth in Section 17-6 of the Borough Code. ~~If no objections to an application by department heads is received, no Resolution of Approval for issuance of permit is necessary.~~

27-4 - STANDARDS FOR PERMIT ISSUANCE; DEPOSIT; AND COSTS ~~WAIVER OF FEES.~~

A. The standards for the issuance of a permit pursuant to this Chapter shall include the following findings:

1. That the proposed event will not unreasonably interfere with or detract from the general public enjoyment of the public park or roadway to be utilized and/or otherwise affected by the event.
2. That the proposed activity and use will not unreasonably interfere with or detract from the promotion of public health, welfare, safety, and recreation.
3. That the proposed activity or uses that are reasonably anticipated will not be likely to include violence, crime, or disorderly conduct.
4. That the facilities desired have not been reserved for other use at the date and hour requested in the application.

B. If the permit is granted, the Borough Clerk shall advise the person or entity sponsoring the event of the estimated costs and/or expenses that may be incurred by the Borough in connection with the event. The person or entity sponsoring the event shall submit a ~~A~~ deposit of one hundred (100%) percent of the estimated costs to the Borough Clerk shall be paid not less than five (5) days before the event. Failure to submit the deposit required herein shall be grounds for the denial or revocation of the permit or a permit will not be issued.

C. Upon a sufficient showing of justification and/or hardship, a ~~All or a portion~~ part of the required fees and costs associated with the permit may be waived by the Mayor and Borough Council. The Borough Council may request additional information, documentation, or a hearing in connection with any request for a waiver of all or a portion of the fees and costs relating to the permit.

27-5 - ~~LIABILITY, INDEMNIFICATION AND INSURANCE, REVOCATION OF PERMIT.~~

A. Insurance. Due to the risk of personal injury and property damage, the person(s) or entity sponsoring the special event is required to provide a certified true copy of a Certificate of Insurance evidencing General Liability, Automobile Liability Insurance and where applicable Statutory Worker's Compensation Insurance with evidence of Employers Liability Insurance for each event. Each Certificate of Insurance must name the Borough as additional insured. The coverage provisions of each policy must provide coverage for any loss or damage that may arise to any person or property by

reason of the conduct of the special event by the applicant; and issued from an insurer with a Best's rating of no less than A. The insurance coverage shall have at minimum the following amounts: Commercial general liability insurance must be provided with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence and a \$3,000,000 aggregate. Automobile Insurance shall not be less than \$1,000,000 per claim. If a special event includes vehicles, aircraft or other equipment, devices or activities that are excluded from coverage in the commercial general liability insurance policy, then separate additional liability insurance coverage for the applicable exclusion must be provided with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence with a \$3,000,000 aggregate. Aggregate limit must be issued on a "per event" basis. ~~Liability. A permit holder shall be bound by all applicable Borough ordinances, rules, and regulations, except so expressly set forth in the resolution. The person or persons to whom the permit is issued shall be liable for all loss, damage, or injury sustained by any person whatever by reason of the negligence of the person or persons to whom such permit shall have been issued. The permittee may be required to submit to the Borough Clerk prior to the event evidence of liability insurance in an amount required by the Borough Council, naming the Borough as an additional insured. The permittee shall be responsible for all additional costs incurred in the event that, as a result of this activity, additional resources are needed, such as but not limited to manpower and/or equipment.~~

- B. Indemnification. All person(s) or entity holding a special event shall be required to execute a written hold harmless agreement in a form acceptable to the Borough, defending, indemnifying, and holding harmless the Borough of Sayreville, its agents, servants, and administrators from and against any and all claims, or actions at law, whether for personal injury, property damage, or liability, including any cost of defense incurred by the Borough, which arise from any acts, omissions of the special event holder, its agents, or employees, or otherwise arising out of or related to the special event(s) and permit(s) issued. ~~Revocation. The Mayor and/or Chief of Police shall have the authority to revoke a permit upon a finding of violation of any rule or ordinance or upon good cause shown.~~

27-6 - REVOCATION OF PERMIT OFFENSES.

- A. Permits issued under this Chapter may be revoked for any of the following causes:
1. Misrepresentation or false statement contained in the application
 2. Misrepresentation or false statement made in to any Borough official during the planning of and/or the holding of the special event.
 3. Violation of any requirement or provision of this Chapter, or any requirement or condition set forth in the special event permit.
- B. In the case of the revocation of the permit, the special event shall immediately cease and desist upon notification by the enforcing Borough official, or otherwise not take place.

~~A person commits an offense if he or she:~~

~~A. Commences or conducts an event without a permit, or~~

~~B. Fails to comply with any requirement or provision of an event permit of this Chapter.~~

27-7 - VIOLATIONS AND PENALTIES.

- A. It shall be a violation of this Chapter for any person(s) or entity to hold and/or sponsor a special event without having obtained a permit required herein.**
- B. It shall be a violation of this Chapter if any person(s) or entity fails to comply with any requirement or provision of this Chapter, or any requirement or condition set forth in the special event permit.**
- C. In addition to the revocation of the permit, any person(s) or entity found to have violating any provision of this Chapter shall, upon issuance of a summons, and upon conviction thereof, shall be subject to the penalties set forth in Section 1-5, General Penalty of the Borough Code.**
- D. A person who violates a provision of this Chapter shall be guilty of a separate offense for each day or part thereof during which the violation is committed or continued. ~~Each offense shall be punishable as provided in Chapter 2-64 of the Borough Code.~~**

27-8 - EXCLUSION; WAIVER OF REQUIREMENTS.

~~The Borough Council may by majority vote waive the requirements of this Chapter if the event to be held does not exceed a total of seventy five (75) participants. All Borough-sponsored events shall be exempt from provisions of this Chapter.~~

27-9 - ~~PUBLIC NOTICE, PURPOSE AND INTENT.~~

For any special event being held on a Federal Holiday or Federal Holiday Weekend (Saturday and/or Sunday), the person or entity holding the event shall provide written notice to all property owners within a 200 foot radius from the property boundary line of the subject property upon which the special event is being held. The written notice required herein shall be provided via certified mail, at least ten (10) days prior to the initial date of the special event, and shall provide sufficient detail describing the special event, along with the dates and times of the event. A 200-foot property owner list may be obtained from the Borough Tax Department.

~~The purpose and intent of this Chapter is to enable the Borough and the Borough Council to have oversight of the type and scope of events to be held within the confines of the Borough. Through the input of all operational facets of the Borough upon which the special event shall have impact, the Borough shall protect the health, safety, and welfare of the Borough residents and community as a whole.~~

27-10 - ENFORCEMENT.

- A. The Borough Clerk and the Borough Police Department shall have the authority to revoke a permit issued pursuant to this Chapter.**
- BA.** The Police Department of the Borough and other authorized personnel shall, in connection with their duties imposed by law, diligently enforce the provisions of this Chapter.
- CB.** The Police Department of the Borough and other authorized personnel shall have the authority to eject from the park area any person or persons acting in violation of this Chapter.
- DG.** The Police Department of the Borough and any other authorized personnel shall have the authority to seize and confiscate any property, thing, or device in the park used in violation of this Chapter.

27-11 - ~~[Reserved.] PORTABLE STAGE.~~

- (a). ~~Any person or organization desiring to use the Borough's portable stage shall apply for such use by completing an application for same at the Borough~~**

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~~Department of Public Works. Applications for the use of the Borough portable stage shall be scheduled on first come first serve basis. The fee schedule for the use of the Borough's portable stage shall be posted in the Department of Public Works. The fee shall be determined by the Head of the Department of Public Works with the advice and consent of the Borough's Chief Financial Officer and the fee schedule may be amended from time to time in the same manner. Any person or organization having successfully applied for the use of the Borough's portable stage and having paid the fee for same shall not take such Property beyond the geographical limits of the Borough. Any violations of the herein protocol shall be punished in accordance with the law.~~

~~(b). Fees arising hereunder are waived for members of any Borough Department of the Borough who desire to use the Borough's portable stage for any Borough purpose and are required to apply for such use in the same manner as set forth in Section 1. The geographic prohibitions shall likewise apply. The members of Borough Departments shall not be bound by the requirements of Section 3 and Section 4 of the herein Ordinance.~~

~~(c). All persons or organizations shall be responsible for providing proof of liability insurance in the form of an occurrence policy and an endorsement to the liability policy naming the Borough of Sayreville, its agents, employees and professionals as additional insureds and waiving any and all rights of subrogation as against the Borough of Sayreville. The liability insurance required hereunder shall be a primary insurance policy with no conditions imposed on the Borough to effectuate additional insured status and such policy shall cover bodily injury and property damage in amounts set by the Borough and shall in all other respects be in a form approved by the Borough's Risk Manager.~~

~~(d). In addition to any other requirements, the person or organization applying for use of the Borough's public stage shall sign an agreement to defend, indemnify and hold harmless the Borough of Sayreville from any and all claims not arising from the sole negligence of the Borough of Sayreville.~~

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING
DATED: November 10, 2025

<u>/s/Jessica Morelos, R.M.C.</u> Clerk of the Borough of Sayreville	<u>/s/Donna Roberts, Councilwoman</u> (Recreation Committee)
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ADOPTED ON SECOND READING
DATED: November 24, 2025

<u>/s/Jessica Morelos, R.M.C.</u> Clerk of the Borough of Sayreville	<u>/s/Stanley Synarski, Councilman</u> (Recreation Committee)
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APPROVAL BY THE MAYOR ON THIS 24th DAY OF NOVEMBER, 2025.

	<u>/s/Kennedy O'Brien, Mayor</u> Borough of Sayreville
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APPROVED AS TO FORM:

/s/Joeph Sordillo, Borough Attorney

Public Hearing on Ordinance #34-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #34-25.

There were no comments

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

Roll Call: Councilpersons Synarski, Balka, Colaci, 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**

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. The Sayreville Borough Code of Ordinances is hereby supplemented and amended to add new Chapter 39 to be entitled "Portable Stage" to read as follows: [New language in **bold and underlined**; deleted language in ~~double-strikethrough~~.]

CHAPTER XXXIX – PORTABLE STAGE

39-1 – RENTAL OF THE BOROUGH'S PORTABLE STAGE.

- A. Any person or organization desiring to use the Borough's portable stage shall apply for such use by completing an application for same at the Borough Clerk's office. Applications for the use of the Borough portable stage shall be scheduled on first come first serve basis. The fee schedule for the use of the Borough's portable stage is set forth in Section 2-64 of the Borough Code.**
- B. Waivers. Waivers of the fees are subject to the approval of the Mayor and Borough Council.**

- C. Insurance.** All persons or organizations shall be responsible for providing proof of liability insurance in the form of an occurrence policy and an endorsement to the liability policy naming the Borough of Sayreville, its agents, employees and professionals as additional insureds and waiving any and all rights of subrogation as against the Borough of Sayreville. The liability insurance required hereunder shall be a primary insurance policy with no conditions imposed on the Borough to effectuate additional insured status and such policy shall cover bodily injury and property damage in amounts set by the Borough and shall in all other respects be in a form approved by the Borough's Risk Manager.
- D. Indemnification.** In addition to any other requirements, the person or organization applying for use of the Borough's public stage shall sign an agreement to defend, indemnify and hold harmless the Borough of Sayreville from any and all claims not arising from the sole negligence of the Borough of Sayreville.

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: November 10, 2025

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

/s/Donna Roberts, Councilwoman
(Recreation Committee)

ADOPTED ON SECOND READING

DATED: November 24, 2025

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

/s/Stanley Synarski, Councilman
(Recreation Committee)

APPROVAL BY THE MAYOR ON THIS 24th DAY OF NOVEMBER, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #35-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #35-25.

There were no comments

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

Roll Call: Councilpersons Synarski, Balka, Colaci, 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**

SECTION ONE. Section 17-1.8 entitled "Permits for Special Events" of Chapter XVII entitled "Parks and Recreational Areas" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER XVII – PARKS AND RECREATIONAL AREA

17-1.8 Permits for Picnic Areas~~Special Events~~. All Borough permits for **the use of picnic areas** ~~special events~~ in **Borough** parks and recreational areas shall be obtained by application to the Department of Recreation in accordance with the following procedure:

- a. Application. A person, association, corporation or partnership seeking issuance of a permit hereunder shall file an application with the Department of Recreation stating:
 - 1. The name, **e-mail address** and **physical** address of the applicant.
 - 2. The name, **e-mail address** and **physical** address of the person, corporation, associations or partnerships sponsoring the activity, if any.
 - 3. The day and hours for which the permit is desired.
 - 4. The park or portion thereof for which such permit is desired.
 - 5. Any other information which the Department of Recreation shall find reasonably necessary to a fair determination as to whether a permit should be issued hereunder.
 - 6. **All applications filed shall include the requisite fee as set forth in Section 2-64 of the Borough Code, which fee shall be paid prior to the processing of the application by the Borough.**
- b. Standards for Issuance. Standards for issuance of a use permit by the Department of Recreation include the following findings:
 - 1. The proposed activity or use of the park will not unreasonably interfere with or detract from the general public enjoyment of the park.

2. The proposed activity and use will not unreasonably interfere or detract from the promotion of public health, welfare, safety and recreation.
 3. The proposed activity or uses that are reasonably anticipated will not include violence, crime or disorderly conduct.
 4. The proposed activity will not entail extraordinary or burdensome expense or policing by the Borough. Notwithstanding any other provisions of this section, all applications for use of playgrounds and recreational areas by private groups for picnics or similar activities shall be made on forms to be supplied by the Department of Recreation.
 5. The facilities desired have not been reserved for other use at the date and hour requested in the application.
- c. Permittee Subject to Park Rules and Regulations. A permittee shall be bound by all park and recreation area rules and regulations and all applicable ordinances fully as though the same were inserted in the permits.
- d. Liability for Loss, Damage or Injury; Insurance. The person to whom the permit is issued shall be liable for all loss, damage or injury sustained by any person whatever by reason of the negligence of the person or persons to whom the permit shall have been issued. The Department of Recreation shall have the right to require any permittee to submit evidence of liability insurance covering injuries to members of the general public arising out of such permitted activities in such amount as may be determined by the Department of Recreation prior to the commencement of any activity for which a permit has been issued, but in no event shall it be less than twenty-five thousand (\$25,000.00) dollars per person and fifty thousand (\$50,000.00) dollars per accident.
- e. Revocation of Permit. The Department of Recreation shall have the absolute authority to revoke a permit upon finding of a violation of any rule, regulation or ordinance or upon good cause shown.

SECTION TWO. Section 17-1.13 entitled “Fee Schedule for Use of Parks and Recreation Areas, Facilities and Programs” of Chapter XVII entitled “Parks and Recreational Areas” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER XVII – PARKS AND RECREATIONAL AREA

17-1.13 Fee Schedule for Use of Parks and Recreational Areas, Facilities and Programs. The Mayor and Borough Council shall establish by resolution on an annual basis or more often as may be required, a fee schedule to be charged to members of the public for the ~~use and participation in the public parks, recreational facilities and areas and the recreational programs of the Borough of Sayreville.~~ It shall be the duty of the Recreation Director to recommend a schedule of fees to the Mayor and Borough Council. **The requisite fees for the use of the Borough’s public parks, recreational facilities and areas shall be set forth in Section 2-64 of the Borough Code.** Notwithstanding anything herein to the contrary, each fire company and first aid squad located within the Borough of Sayreville shall be entitled to the use of a public park or recreational facility once per year without fee subject to the availability of said park or facility.

SECTION THREE. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION FOUR. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FIVE. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION SIX. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: November 10, 2025

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

/s/Donna Roberts, Councilwoman
(Recreation Committee)

ADOPTED ON SECOND READING

DATED: November 24, 2025

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

/s/Stanley Synarski, Councilman
(Recreation Committee)

APPROVAL BY THE MAYOR ON THIS 24th DAY OF NOVEMBER, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #36-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #36-25.

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 Councilman Zebrowski.

Roll Call: Councilpersons Balka, Colaci, 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

SECTION ONE. Section 8-3 entitled "Peddlers and Hawkers" of Chapter VIII entitled "General Licensing" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

CHAPTER VIII – GENERAL LICENSING

8-3 – PEDDLERS AND HAWKERS.

8-3.1 Definitions. As used in this section:

Food/beverage shall mean edible items that are normally consumed by human beings.

Merchandise shall mean items other than food/beverage.

Motor vehicle shall be defined as set forth in N.J.S.A. 39:1-1.

Peddler shall include any person, whether or not a resident of the Borough, traveling by foot, wagon, automotive vehicle or any other type of conveyance from place to place, from house to house, or from street to street carrying, conveying or transporting goods, wares, merchandise, meats, fish, vegetables, fruits, food, ice cream, fruit ices, soda, water, garden farm products or provisions offering and exposing the same for sale, or making sales and delivering articles to purchasers. "Peddler" shall also mean and include any person offering and exposing for sale, or making sales of food items, ice cream, fruit ices, soda, water and other consumable food products which are sold for the purpose of immediate consumption from a vehicle on wheels located in a permanent location on a daily basis, the vehicle capable of being moved either under its own power or being towed by a motor vehicle. "Peddler" shall mean and include the works "hawker" and "huckster".

Special event shall mean, **for this Section only**, a temporary event occurring within the Borough of Sayreville, such as a circus, fair, parade, carnival or similar event having a temporary duration which does not exceed two (2) weeks.

Specific location shall mean the presence of a peddler at a single location for more than one (1) hour, with written approval from property owner for the purpose of selling or distributing the peddler's product(s). This section only applies to all P-2 Site Specific License holders.

8-3.2 License required. It shall be unlawful for any person to engage in the business of peddler within the corporate limits of the Borough without first obtaining an appropriate permit and license as provided by Section 8-3.3. Such license shall only be issued in the name of the individual who actually engages in the activity for which the license is issued and no such license may be transferred to another individual.

8.3-3 Type of license. Each and every peddler shall be required to obtain one (1) of the following licenses which shall conform to the actual activity of each peddler:

- a. *P-1 Food/Beverage Peddler - Mobile.* Each and every peddler who engages, in whole or in part, in the activity of business of selling or distributing food/beverage using

a motor vehicle shall first obtain a P-1 (Food/Beverage Peddler - Mobile) license. Such a license holder shall nevertheless be prohibited from engaging in such activity or business at a specific location as defined in subsection 8-3.1. The purpose of this license is to stop, make a sale and move on.

- b. *P-2 Food/Beverage Peddler - Site Specific.* Each and every peddler who engages, in whole or in part, in the activity or business of selling or distributing food/beverage at a specific location shall first obtain a P-2 (Food/Beverage Peddler-Site Specific) license.
- c. *P-3 Bait and Tackle at River Road Waterfront Park.* Each and every peddler who engages in whole or in part in the activity of selling or distributing bait and tackle at the River Road Waterfront Park shall first obtain a P-3 (Bait and Tackle Peddler) license. This license shall be limited to the sale of bait, tackle and water. There shall be a limit of two (2) licenses, issued on a first come/first serve basis only at the River Road Waterfront Park. The hours of operation shall be from dawn to dusk and expiring on December 31st of the licensed year.
- d. *P-4 Food/Beverage Peddler - Buchanan River Front Park.* Each and every peddler who engages in whole or in part in the activity of selling or distributing of selling or distributing food/beverage at the Buchanan River Front Park shall first obtain a P-4 (Buchanan River Front Park) license. This license shall be limited to the sale of food and/or non-alcoholic beverages. There shall be a limit of one (1) license, issued on a first come/first serve basis only at the Buchanan River Front Park. The hours of operation shall be from dawn to dusk and expiring on December 31st of the licensed year. This license shall be nontransferable.

No P-2 license shall be issued to any peddler unless the peddler has a valid P-2 license on the effective date of this subsection.

- e. *Transferability of a P-2 License.* A peddler holding a valid P-2 license, or the legal representative for the estate of a peddler which held a valid P-2 license, may transfer the license to any individual providing that the new holder be subject to a background check by the Sayreville Police Dept. and Business Administrator for any history of business malfeasance or crimes that may affect the operation of a food peddler with the Borough. An application for transfer of a P-2 license shall be processed in the same manner as an application for a new license. In the event that a peddler holding a P-2 license fails to renew his license in a timely manner prior to the expiration of the license, the license shall be deemed to have been abandoned and such licenses shall no longer be renewed nor reissued.

For all permits relating to the sale of food and/or beverage, all other applicable approvals and permits, including, without limitation, those set forth in Chapter 27, must be obtained.

8-3.4 Sale of merchandise prohibited. Peddlers shall be prohibited from selling or distributing merchandise within the Borough of Sayreville, except that peddlers who currently possess a valid peddlers license may sell merchandise until said license expires, provided that in no event shall said license be renewed.

8-3.5 Special event peddler permit. Any other provision in this section notwithstanding a permit may be issued to a peddler for the sole purpose of selling merchandise or food/beverage at a special event **as defined herein**. The duration of such special event **peddler** permit shall not exceed two (2) weeks or the actual duration of the special event, whichever is less. The **special event peddler permit** ~~Special Event License~~ holder is also restricted to operate only on the premises of the event and may not conduct business elsewhere in the Borough before, during, or after the event. Fees will be waived for any current holder of a P1 or P2 License who applies to participate in any special event within the Borough of Sayreville. **Applications for a special event peddler permit must be submitted to the Borough Clerk at least two (2) weeks prior to the start of the special event. If the special event peddler permit is relating to the sale of food**

and/or beverage, all other applicable approvals and permits, including, without limitation, those set forth in Chapter 27, must be obtained.

8-3.6 Fees. The **fees for the peddlers and hawkers licenses are set forth in Section 2-64 of the Borough Code.** ~~following fees shall be established for a Peddlers or Hawkers License issued in the Borough:~~

- ~~a. Annual Peddlers P1 Mobile license: \$125.00~~
- ~~b. Annual Peddlers P2 Site license: \$100.00~~
- ~~c. Annual Peddlers P3 Bait and Tackle license: \$125.00~~
- ~~d. Annual Peddlers Buchanan River Front Park license: \$125.00~~
- ~~e. Annual Peddlers License (after December 31st) fee surcharge:~~
 - ~~• 30 days late \$ 50.00~~
 - ~~• 60 days late \$100.00~~
 - ~~• 90 days late \$200.00~~
- ~~f. Peddlers special permit license: \$35.00~~

8-3.7 Use of streets.

- a) No peddler shall have an exclusive right to any location, nor shall the peddler be permitted to operate in any congested area where the operations might impede or inconvenience the public. For the purpose of this section, the judgement of a police officer, exercised in good faith, shall be deemed conclusive as to whether the area is congested or the public impeded or inconvenienced.
- b) No Peddler Holding a P-1 (Mobile) License may operate within a two-mile radius of any P-2 (Site Specific) License holder.

8-3.8 Time restrictions. No person shall sell, offer for sale, hawk or peddle in the Borough any of the items listed in subsection 8-3.1 of the Revised General Ordinances of the Borough of Sayreville before 9:00 a.m. on weekdays and 12:00 noon on Sundays and after 6:00 p.m. from November 1 to March 31, and 8:00 p.m. from April 1 to October 31, except at and in conjunction with a special event.

8-3.9 Enforcement. The provisions of this section may be enforced by the Zoning Officer of the Borough of Sayreville or by any police officer of the Borough of Sayreville. It shall be the duty of any peddler who holds a license issued pursuant to this section to maintain the license on their person whenever transacting business. Upon request of an enforcement officer, the peddler shall be required to produce a valid license. Any person found to be in violation of this ordinance shall be subject to the general penalty provisions in Section 1-5 of the Revised General Ordinances of the Borough of Sayreville.

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied

within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: November 10, 2025

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

/s/Daniel Balka, Councilman
(Admin & Finance Committee)

ADOPTED ON SECOND READING

DATED: November 24, 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 24th DAY OF NOVEMBER, 2025.

/s/Kennedy O'Brien, Mayor

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #37-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #37-25.

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 Councilman Synarski.

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

**ORDINANCE # 37-25
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING CHAPTER 2-64
FEES AND LICENSES**

SECTION ONE. Section 2-64 entitled "Fees and Licenses" of Chapter II entitled "Administration" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double-strikethrough~~.] *[Note to codifier, only the amended language of the Table in Section 2-64 is set forth herein, with the remainder of the Table to remain in full force and effect.]*

CHAPTER II – ADMINISTRATION

2-64 – FEES AND LICENSES.

The following aments for the fees and licenses listed shall control, notwithstanding anything else set forth in any Chapter herein.

Subject	Type	Fee

2. Peddlers and Hawkers License	<u>Annual Peddlers</u> P1 Mobile <u>license</u>	\$125
	<u>Annual Peddlers</u> P2 Site <u>license</u>	\$100
	<u>Annual Peddlers P3 Bait and Tackle license</u>	<u>\$125</u>
	<u>Annual Peddlers P4 Buchanan River Front Park license</u>	<u>\$125</u>
	Late Fee	30 days late add'l \$50
		60 days late add'l \$100
		90 days late add'l \$200
	Special <u>Event Peddler</u> Permit	Flat Fee w/1 st cart/vehicle \$35
	Each Add'l Cart	\$15

<u>28. Park Rentals – Kennedy Park, War Memorial Park, and the Jerry Ust Recreation Complex</u>	<u>Rental Fee – Flat Rate (Daily)</u>	<u>\$2,000.00</u>
<u>29. Special Event Permit (Chapter 27)</u>	<u>Permit Fee</u>	<u>\$200.00</u>
	<u>Borough Costs/Expenses</u>	<u>To Be Determined Upon Permit Application Review</u>

<u>30. Portable Stage Rental (Chapter 39)</u>	<u>Rental Fee</u>	<u>Located on a Borough Park</u>	<u>Not Located on a Borough Park</u>
		<u>\$300.00</u>	<u>\$850.00 (up to 8 hours)</u> <u>\$150.00 (for each additional hour)</u>

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION FIVE. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: November 10, 2025

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

/s/Daniel Balka, Councilman
(Admin & Finance Committee)

ADOPTED ON SECOND READING

DATED: November 24, 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 24th DAY OF NOVEMBER, 2025.

/s/Kennedy O'Brien, Mayor

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #38-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #38-25.

There were no comments

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

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

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

WHEREAS, the Borough of Sayreville ("Borough") created an Environmental Commission pursuant to N.J.S.A. § 40:56A-1 to 50:56A-7; and

WHEREAS, the Borough seeks to clarify the membership of the Environmental Commission and its powers and duties.

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

SECTION 1. Chapter II, entitled "Administration" is hereby amended and supplemented as follows:

§ 2-32.6 Committee Established; ~~Terms.~~

- a) ~~The Sayreville Environmental Commission is authorized and empowered to appoint a committee to be known as the "Sayreville Community Garden," to consist of seven (7) current members of the Community Garden and two (2) alternates with a staggered one (1) year and (2) year term.~~
- b) ~~The initial terms of office of the first Sayreville Community Garden shall be for one (1), two (2) or three (3) years as designated by the Sayreville Environmental Commission, and their successors shall be appointed for terms of three (3) years and/or until the appointment and qualification of their successors.~~
- c) ~~Any vacancy on the Sayreville Community Garden occurring otherwise than by expiration of a term shall be filled for the unexpired term in the same manner as an original appointment.~~
- d) ~~Any member of the Sayreville Community Garden may be removed by a majority vote of the Sayreville Environmental Commission.~~
- e) ~~Sayreville Community Garden members are volunteers and shall not be compensated for their service on this Committee.~~

- a) The Sayreville Environmental Commission shall appoint three (3) members from the Commission to serve as The Community Garden Sub-Committee.
- b) The Sub-Committee shall serve as liaisons to the Community Garden Members.
- c) The Sub-Committee shall report on a quarterly basis to the Environmental Commission.

~~2-32.7 Organization.~~
~~The Sayreville Community Garden shall organize within thirty (30) days after appointment and elect a Chairman, a Vice Chairman and a Secretary. The Chairman, Vice Chairman and/or Secretary shall report on a quarterly basis to the Environmental Commission.~~

SECTION 2. Severability.

The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 3. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION 4. Effective Date.

This ordinance shall take effect upon final adoption and publication in accordance with law.

INTRODUCED/APPROVED ON FIRST READING
DATED: November 10, 2025

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

/s/Donna Roberts, Councilwoman
(Recreation Committee)

ADOPTED ON SECOND READING
DATED: November 24, 2025

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

/s/Stanley Synarski, Councilman
(Recreation Committee)

APPROVAL BY THE MAYOR ON THIS 24th DAY OF NOVEMBER, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

- **NEW BUSINESS:**
 - a) Introduction of the following ordinances:

- **CONSENT AGENDA RESOLUTIONS**

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

There were no comments.

Councilman Zebrowski made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Colaci.

Roll Call: Councilpersons Zebrowski, Balka (Nay on Resolution #2025-254 & Resolution #2025-255) Colaci, Synarski, all Ayes.

RESOLUTION #2025-253

WHEREAS, all bills submitted to the Borough of Sayreville covering services, work, labor and material furnished the Borough of Sayreville have been duly audited by the appropriate committee;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that all bills properly verified according to law and properly audited by the appropriate committees be and the same are hereby ordered to be paid by the appropriate Borough officials.

/s/ Kennedy O’Brien, Mayor

/s/ Daniel Balka, Councilman

Donna Roberts, Councilwoman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

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/ Michael DiFazio, Borough Attorney

Bill list of November 24, 2025 in the amount of \$18,328,151.19 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-254

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Admin. & Finance Committee)

Resolution satisfies all of the legal requirements for the Mayor's signature.

/s/ Michael DiFazio, Borough Attorney

BOROUGH OF SAYREVILLE

Municipal Clerk

Mayor

RESOLUTION #2025-255

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

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

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

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

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

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

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

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

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

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

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

2. The Mayor or the Business Administrator of the Borough of Sayreville is hereby authorized to execute an agreement with North American Insurance Management commencing January 1, 2026 and terminating on December 31, 2026, which shall provide that all payment for the performance of the services contemplated thereunder shall be the responsibility of the Central Jersey Joint Insurance Fund; and

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

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

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

/s/ John Zebrowski, 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/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2025-256

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

/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/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

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

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

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

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

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

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

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

/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/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2025-258

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

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

/s/ Stanley Synarski, Councilman
(Water & Sewer Committee)

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

/s/ Michael DiFazio, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O’Brien, Mayor</u> Mayor

FUNDS CERTIFIED BY:
/s/ Danielle Maiorana, CFO

RESOLUTION #2025-259

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

/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/ Michael DiFazio, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O’Brien, Mayor</u> Mayor

RESOLUTION #2024-260

WHEREAS, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount:

SECTION 1.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2025 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

SECTION 2.

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

SECTION 3.

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

/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/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-261

WHEREAS, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount:

SECTION 1.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville hereby requests the Director of the Division of Local Finance to approve the insertion of the following items of revenue in the budget of the year 2025 in the sums contained in **Section 2** which items are now available as a revenue from the following sources:

SECTION 2.

- 2025 National Opioid Settlement - \$64,269.03

SECTION 3.

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

/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/ Michael DiFazio, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2025-262

WHEREAS, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 1:

- Project: Borough Hall Walkway Improvements Project
- Contractor: Z Brothers Concrete Contractors, Inc.
304 Jernee Mill Road
Sayreville, NJ 08872
- Net Decrease: \$25,132.02
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:
2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Daniel Balka, Councilman
(Public Works Committee)

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

/s/ Michael DiFazio, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

RESOLUTION #2025-263
ACCEPTING FINAL WORK
AND AUTHORIZING FINAL PAYMENT
UPON EXPIRATION OF STATUTORY PERIOD

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

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

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

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

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

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

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

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

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

4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$28,922.78 and the approval of same as to form and sufficiency by the Borough Attorney.

/s/ Daniel Balka, Councilman
(Public Works Committee)

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

/s/ Michael DiFazio, Borough Attorney

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

RESOLUTION #2025-264

WHEREAS, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 1:

- **Project:** Kennedy Park Bathroom Improvements Project
- **Contractor:** Nela Carpentry & Masonry LLC
374 President Street
Saddle Brook, NJ 07663
- **Net Decrease:** \$20,577.88
- **Reason:** Adjustment of original contract to reflect actual quantities installed and work performed.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:
2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Daniel Balka, Councilman
(Public Works Committee)

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

/s/ Michael DiFazio, Borough Attorney

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

RESOLUTION #2025-265

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

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

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

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

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

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

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.
2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.
3. That upon expiration of the 45 days from the date hereof, the proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.
4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$30,063.32 and the approval of same as to form and sufficiency by the Borough Attorney.

/s/ Daniel Balka, Councilman
(Public Works Committee)

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

/s/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2025-266

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2025 Budget Appropriations be and the same are hereby authorized to be made in the following manner to wit:

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

/s/ Daniel Balka, Councilman
(Admin. & Finance Committee)

/s/ Michael DiFazio, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2025-267

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

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

1. At least at ½ hourly intervals between the hours of 6:00 PM and closing time (currently 2:00 AM under municipal ordinance), Licensee shall monitor and supervise its patrons as they exit the licensed premises to insure against littering and disorderly conduct, including but not limited to littering on and disorderly conduct affecting neighboring properties. After the licensed Premises closes each night under its regulated hours of operation, Licensee shall have at least one employee or agent inspect the surrounding premises and nearby parcels of property for any refuse, litter, or debris left behind by Licensee's patrons and shall remove all such refuse, litter or debris. Licensee, prior to opening for business on a daily basis, shall inspect the immediate vicinity of the Licensed Premises and remove all litter found in the immediate vicinity.
2. In order to avoid excessive noise emanating from the building, and with the goal of avoiding nuisance to the surrounding neighbors, the Licensee shall take appropriate care to:
 - Keep its windows and doors closed at all times when open for business, especially when music is being played inside the licensed premises.
 - Set and maintain any jukeboxes, sound systems, or any other audio enhancement devices (audio devices) on a low to moderate level.
 - Use available consumer electronic decibel meters, electronic noise limiters or any other sound volume filters in order to measure and limit the audio device sound volume emanating from the Licensed Premises.
3. The Licensee shall make periodic observations of the location of vehicles parked in the immediate vicinity of the licensed premises and announce to and advise its patrons of any vehicles which are improperly parked, giving patrons notice and opportunity to move such vehicles.
4. Licensee will use its reasonable efforts to avoid patrons from loitering on or about the Licensed Premises and/or on nearby residential properties immediately surrounding the Licensed premises. Licensee will not allow patrons to congregate or **loiter** in front of its establishment and, if necessary to accomplish that goal, shall post signs indicating "No Loitering" "Loitering" shall

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not include patrons standing outside the bar for the purposes of smoking, but will include any patrons standing outside the bar, for any purpose, after closing time.

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

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

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

/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/ Michael DiFazio, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2025-268

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

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

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

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

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

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

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

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

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

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

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

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

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

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

/s/ John Zebrowski, Councilman
(Planning & Zoning Committee)

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

/s/ Michael DiFazio, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien, Mayor
Mayor

- **CORRESPONDENCE:**
 - A. Departmental Reports for October, 2025.
 - B. Minutes from Boards/Commission:
 - 1. Recreation Advisory Board – October 2, 2025.
 - 2. Board of Health – October 2, 2025.
 - 3. Rent Leveling Board – November 11, 2025.
 - 4. Human Relations Commission – September 10, 2025.

C. Notice of Public Hearing:

1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on December 10, 2025 at 7:30pm seeking variance relief for a proposed garage for 26 Adam Blvd.
2. Notice of Public Hearing to be held before the BPU on December 4, 2025 at 4:30pm and 5:30pm for PSE&G's approval of the next phase of the Gas System Modernization Program and Associated Cost Recovery Mechanism.

Councilman Balka made a motion to accept the correspondence. Seconded by Councilman Zebrowski.

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Wished everyone a Happy Thanksgiving.

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on events that will be happening at the Active Adult Center.
- 2) Wished everyone a Happy Thanksgiving.

➤ **PUBLIC SAFETY – Councilman Colaci**

- 1) Sayreville Police Dept. held two successful food drives at Shoprite.
- 2) Traffic Safety initiatives are ongoing.
- 3) OEM worked with other departments to locate and rescue two stranded boaters along the Raritan River.
- 4) Registration is now open for the 2026 CERT Basic Training program.
- 5) Wished everyone a Happy Thanksgiving.

➤ **PUBLIC WORKS – Councilman Balka**

- 1) Progress.

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

- 1) Community Garden is done for the year and everyone enjoys the site.
- 2) Issues at the Boehmhurst Pumping Station.

➤ **RECREATION – Councilman Synarski**

- 1) Holiday Parade of lights is December 7th at 6pm.

➤ **MAYOR – Kennedy O'Brien**

- 1) Commented on the fundraiser held for a little boy who has a neurological disorder.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Authorization to award a contract to GPC, Inc., of Millburn, NJ 07041 to paint the Finance Department Offices and the Main Room in the Tax Office through Monmouth-Ocean County Co-op (MOESC) Contract #25-03 in an amount not to exceed \$22,255.17.

- Approved.

2) Application for a **Person to Person Transfer for the following:**

- a) PRCL#1219-33-007-005 from Pat's Pub to 367 Pub Corp. (Pocket License) (All Reports and paperwork have been filed).

- Resolution.

- Planning & Zoning

- 1) Authorization to purchase one (1) 2026 Ford Bronco Sport 4x4 Badlands for the Construction Office from All American Ford of Paramus, NJ through ESCNJ Contract #23/24-11 in an amount not to exceed \$37,524.79.

- Resolution.

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- 2) Authorization to purchase one (1) 2026 Ford Bronco Sport 4x4 Badlands for the Construction Office from All American Ford of Paramus, NJ through ESCNJ Contract #23/24-11 in an amount not to exceed \$39,898.30.

- Resolution.

- Public Safety

- 1) Authorization to purchase five (5) 2025 Chevy Tahoes for the Police Department from Pellegrino Chevrolet of Westville, NJ through the Bergen County Co-op Contract #24-43 in an amount not to exceed \$284,019.38.

- Resolution.

- 2) Authorization to purchase one (1) 2025 Chevy Tahoe for the Fire Department from Pellegrino Chevrolet of Westville, NJ through the Bergen County Co-op Contract #24-43 in an amount not to exceed \$59,140.47.

- Resolution.

- 3) Authorization to purchase Fire Equipment from Skylands Area Fire Equipment and Training, LLC of Riverdale, NJ through NJ State Contract #17-FLEET-00810, 17-FLEET-00833 and 17-FLEET-00809 in an amount not to exceed \$80,027.18.

- Resolution.

- 4) Authorization to purchase one (1) 2026 Ford F250 Super Duty 4x4 for the Fire Department from All American Ford of Paramus through EXCNJ Contract #23/24-11 in an amount not to exceed \$54,966.50.

- Resolution.

- Public Works

- 1) Authorization to enter into a Shared Services Agreement between the Borough of Sayreville and the County of Middlesex for Goose Control in Sayreville Parklands at a fee not to exceed \$17,112.33.

- Resolution.

- 2) Authorization to purchase one (1) 2026 Kenworth T280 Mini Packer Truck from Gabrielli Truck Sales of Dayton, NJ through Sourcewell Contract #032824-KTC in an amount not to exceed \$229,685.81.

- Resolution.

- 3) Authorization to purchase one (1) T770 T4 Bobcat Compact Track Loader from Woods Machinery, Bobcat of Central Jersey of Green Brook, NJ through ESCNJ Contract #22/23-12 in an amount not to exceed \$112,928.32.

- Resolution.

- 4) Authorization to purchase one (1) Elgin Broom Bear Street Sweeper from WE Timmerman of Whitehouse, NJ through Sourcewell Contract #093021-ELG in an amount not to exceed \$415,890.30.

- Resolution.

- 5) Authorization to purchase two (2) 2026 Ford F250 utility pickup trucks for Road Dept. and Buildings & Grounds from Winner Ford of Cherry Hill, NJ through NJ State Contract #24-FLEET-103120 in an amount not to exceed \$119,662.00.

- Resolution.

- 6) Authorization to purchase two (2) 2026 Ford F250 pickups trucks for Road Dept. and Parks Dept. from Winner Ford of Cherry Hill, NJ through NJ State Contract #24-FLEET-103120 in an amount not to exceed \$95,408.00.

- Resolution.

- Recreation

- 1) Authorization to purchase one (1) 2026 Ford Ranger 4x4 SuperCrew truck from All American Ford of Paramus, NJ through ESCNJ Contract #23/24-11 in an amount not to exceed \$39,898.30.

- Resolution.

- 2) Application for Special Event received from Wayne's Auto Body to hold a Toys for Tots Charity Car Show at 1938 Highway 35 on December 7, 2025 from 8am-12pm.

- Approved.

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Marissa Barbieri from Clerk 1 to Violations Clerk in the Municipal Court, effective December 1, 2025.

- Approved.

- 2) Authorization to promote Joyce Wojcik from Clerk 2 to Violations Clerk in the Municipal Court, effective December 1, 2025.

- Approved.

➤ **C.F.O. – Danielle Maiorana**

- 1) Transfer Resolution.

- Resolution.

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) 2025 Roadway Paving and Reconstruction Project – Design Authorization (Verbal Report).

- Resolution.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

• **PUBLIC PORTION**

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

Those commenting were:

- Sharon & Cultural Arts Council

Sharon stated they were here because something was changing with Cultural Arts.

Mayor O'Brien responded that it will go under the Recreation Dept and recommend they speak with Brian.

- Jim Robinson, Parlin

Mr. Robinson questioned who represented the Borough at the affordable housing settlement conference.

Business Administrator Skarzynski responded that the Borough Attorney represented the Borough.

Mr. Robinson commented on the awarding of different contracts.

Borough Attorney DiFazio stated again that they do not think there is a conflict of interest however they will recuse themselves with any dealings with Mocco property.

- Vinnie, Garden State Accountability

He commented on a person who is being accused of trespassing on private property. He stated there is a boat on the property that has been polluting the local waterways for years. He asked that the wrongful trespassing charge be dropped and an environmental investigation be done on that property.

Mayor responded that it has to go through the courts.

No further comments.

Councilman Balka made a motion to close the Public Portion. Seconded by Councilman Zebrowski.

Roll Call: Voice Vote, all Ayes.

Mayor stated that when he appointed the firm two years ago that Mr. Robinson congratulated him. He stated that everyone in Sayreville has an opinion and most, likely do not have the credentials. Mayor wished everyone a Happy Thanksgiving.

- ADJOURNMENT**

No further business Councilman Balka made a motion to adjourn. Seconded by Councilman Colaci.

Roll Call: Voice Vote, all Ayes.

Time 7:41 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____