

RESOLUTION #2025-269

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

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

Kennedy O'Brien, Mayor

Daniel Balka, Councilman

Donna Roberts, Councilwoman

Michael Colaci, Councilman

Stanley Synarski, Councilman

Mary J. Novak, Councilwoman

John Zebrowski, Councilman

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

Borough Attorney

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-270

WHEREAS, an application has been received by the Municipal Clerk for a person to person transfer of Plenary Retail Consumption License #1219-33-007-005, heretofore issued to Pat's Pub (pocket license).

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

WHEREAS, the applicant has duly advertised in the Home News Tribune on September 8, 2025 and September 15, 2025, as required by law, and has produced proof of publication as to such advertising; and

WHEREAS, no objections or protests have been made with regard to said transfer; and

WHEREAS, all other necessary requirements have been fulfilled and proper investigations have been made, the applicant is qualified to be licensed according to all statutory, regulatory and local governmental Alcoholic Beverage Control laws and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville does hereby approve, the **transfer of Plenary Retail Consumption License #1219-33-007-005 from Pat's Pub to 367 Pub Corp.** and that the Municipal Clerk is hereby authorized to endorse the license certificate to the new ownership effective December 9, 2025, subject to the following terms and conditions as hereinbefore imposed and restated as follows:

1. At least at ½ hourly intervals between the hours of 6:00 PM and closing time (currently 2:00 AM under municipal ordinance), Licensee shall monitor and supervise its patrons as they exit the licensed premises to insure against littering and disorderly conduct, including but not limited to littering on and disorderly conduct affecting neighboring properties. After the licensed Premises closes each night under its regulated hours of operation, Licensee shall have at least one employee or agent inspect the surrounding premises and nearby parcels of property for any refuse, litter, or debris left behind by Licensee's patrons and shall remove all such refuse, litter or debris. Licensee, prior to opening for business on a daily basis, shall inspect the immediate vicinity of the Licensed Premises and remove all litter found in the immediate vicinity.
2. In order to avoid excessive noise emanating from the building, and with the goal of avoiding nuisance to the surrounding neighbors, the Licensee shall take appropriate care to:
 - Keep its windows and doors closed at all times when open for business, especially when music is being played inside the licensed premises.
 - Set and maintain any jukeboxes, sound systems, or any other audio enhancement devices (audio devices) on a low to moderate level.

- Use available consumer electronic decibel meters, electronic noise limiters or any other sound volume filters in order to measure and limit the audio device sound volume emanating from the Licensed Premises.

3. The Licensee shall make periodic observations of the location of vehicles parked in the immediate vicinity of the licensed premises and announce to and advise its patrons of any vehicles which are improperly parked, giving patrons notice and opportunity to move such vehicles.

4. Licensee will use its reasonable efforts to avoid patrons from loitering on or about the Licensed Premises and/or on nearby residential properties immediately surrounding the Licensed premises. Licensee will not allow patrons to congregate or **loiter** in front of its establishment and, if necessary to accomplish that goal, shall post signs indicating "No Loitering" "Loitering" shall not include patrons standing outside the bar for the purposes of smoking, but will include any patrons standing outside the bar, for any purpose, after closing time.

(Admin. & Finance Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-271

BE IT RESOLVED that the proper Borough Officials are hereby authorized to purchase one (1) 2026 Ford Bronco Sport 4x4 Badlands from All American Ford of Paramus through ESCNJ Contract 23/24-11 in amount not to exceed \$37,524.79.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$37,524.79 is available in Account No. C-04-55-029-110.

(Planning & Zoning Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-272

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase one (1) 2026 Ford Bronco Sport 4x4 Badlands from All American Ford of Paramus through ESCNJ Contract 23/24-11 in amount not to exceed \$39,898.30.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$39,898.30 is available in Account No. C-04-55-029-110.

(Planning & Zoning Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-273

BE IT RESOLVED the proper Borough Officials are hereby authorized 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$284,019.38 is available in Account No. C-04-55-029-110.

(Public Safety Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-274

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase of 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$59,140.47 is available in Account No. C-04-55-029-110.

(Public Safety Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-275

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase of 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$80,027.18 is available in Account No. C-04-55-029-110.

(Public Safety Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-276

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase of 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$54,966.50 is available in Account No. C-04-55-029-110.

(Public Safety Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-277

BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute a shared services agreement with the County of Middlesex to provide Goose Control Services in Sayreville Parklands at a fee not to exceed \$17,112.33.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-278

BE IT RESOLVED that the proper Borough Officials are hereby authorized to award a contract through Sourcewell Contract #032824-KTC to Gabrielli Truck Sales of Dayton, NJ for the purchase of one (1) 2026 Kenworth T280 Mini Packer Truck in an amount not to exceed \$229,685.51.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$229,685.51 is available in Account No. C-04-55-029-110.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-279

BE IT RESOLVED that the proper Borough Officials are hereby authorized to award a contract through ESCNJ Contract #22/23-12 to Woods Machinery, Bobcat of Central Jersey of Green Brook, NJ for the purchase of one (1) T770 T4 Bobcat Compact Track Loader in an amount not to exceed \$112,928.32.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$112,928.32 is available in Account No. C-04-55-029-110.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-280

BE IT RESOLVED that the proper Borough Officials are hereby authorized to award a contract through Sourcewell Contract #093021-ELG to WE Timmerman of Whitehouse, NJ for the purchase of one (1) Elgin Broom Bear Street Sweeper in an amount not to exceed \$415,890.30.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$415,890.30 is available in Account No. C-04-55-029-110.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-281

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase two (2) 2026 Ford F250 Utility Pickup trucks for the 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$119,662.00 is available in Account No. C-04-55-029-110.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-282

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase two (2) 2026 Ford F250 Utility Pickup trucks for the 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.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$95,408.00 is available in Account No. C-04-55-029-110.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-283

BE IT RESOLVED the proper Borough Officials are hereby authorized to purchase one (1) 2026 Ford Ranger 4x4 SuperCrew Truck for the Recreation Dept. from All American Ford of Paramus, NJ through ESCNJ State Contract #23/24-11 in an amount not to exceed \$39,898.30.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$39,898.30 is available in Account No. C-04-55-029-110.

(Recreation Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFIED BY:

Danielle Maiorana, CFO

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-284

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>		
Recreation O/E 5-01-28-370-283		20,000.00
Police O/E 5-01-25-240-125		20,000.00
Police S&W 5-01-26-240-019		300,000.00
Snow Removal S&W 5-01-26-295-014		20,000.00
Sanitation S&W 5-01-26-305-014		40,000.00
Construction Official S&W 5-01-21-195-015	30,000.00	
Other Insurance 5-01-23-215-194	25,000.00	
Crossing Guards S&W 5-01-25-255-013	20,000.00	
Group Insurance 5-01-23-220-195	150,000.00	
Traffic Control 5-01-25-280-220	20,000.00	
Vehicle Maintenance S&W 5-01-26-315-015	50,000.00	
Condominium Services 5-01-26-325-272	50,000.00	
Apartment Services 5-01-26-326-273	25,000.00	
Human Resouces O/E 5-01-20-105-125	<u>20,000.00</u>	
	400,000.00	400,000.00

(Admin. & Finance Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-285

BE IT AND IT IS HEREBY RESOLVED that the Borough Engineer is hereby authorized and directed to prepare plans and specifications for the 2025 Roadway Paving and Reconstruction Project at a fee not to exceed \$495,000.00 and upon approval of said plans and specifications the Borough Clerk is also authorized to advertise for the receipt of bids.

(Public Works Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

RESOLUTION #2025-286

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

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

WHEREAS, the Sayreville Economic Redevelopment Agency adopted Resolution No. 2025.11.48 requesting the Borough of Sayreville to explore whether the following properties meet the criteria as an area in need of redevelopment:

Twenty Four (24) properties identified as Block 334, Lots 1.01, 1.02, 1.03, 1.04 & 1.05 & 2, Block 335, Lot 2, Block 335.01, Lot 3, Block 335.02, Lot 1.01, Block 335.03, Lot 1, Block 335.04, Lots 1.021 & 1.022, Block 333.01, Lots 2.01, 4, 5, 6, 6.01, 7, 8, 9, 10, and Block 333.03, Lots 1.01, 1.02 & 3, inclusive of any and all streets, paper streets, private drives and right of ways (“Study Area”) and as shown on a Map of Study Area attached hereto as Exhibit A; and

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

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

WHEREAS, pursuant to N.J.S.A. 40A:12A-14, the governing body may determine that a study area is an Area in Need of Rehabilitation, meeting the criteria set forth therein, which determination must be reviewed by the Planning Board prior to adoption; and

WHEREAS, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as a Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

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

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Non-Condensation

Redevelopment Area pursuant to N.J.S.A. 40A:12A-6, and/or the criteria for designation as a Rehabilitation Area pursuant to N.J.S.A. 40A:12A-14, and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

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

(Planning & Zoning Committee)

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

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien, Mayor
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						