

DECEMBER 8, 2025  
REGULAR/AGENDA  
MEETING

Council President Roberts 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 December 8, 2025 Regular/Agenda Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and the Star Ledger, notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

• **ROLL CALL:**

Present: Councilpersons Balka, Colaci, Novak, Roberts, Synarski, Zebrowski

Absent: None

Others Present: Glenn Skarzynski, Business Administrator  
Jessica Morelos, Municipal Clerk  
Joseph Sordillo, Esq., Borough Attorney  
Jay Cornell, P.E., Borough Engineer  
Nicole Waranowicz, Assistant Municipal Clerk  
Danielle Maiorana, C.F.O./Treasurer

Others Absent: Mayor Kennedy O'Brien

• **APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:**

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

✉ November 24, 2025

- Regular/Agenda & Executive Session

Seconded by Councilman Balka

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

Abstained: Councilpersons Novak, Roberts

• **PROCLAMATION & PRESENTATIONS**

♦Councilman Daniel Balka for his distinguished service rendered as a member of the Sayreville Borough Council for the years 2023-2025.

♦Councilwoman Donna Roberts for her distinguished service rendered as a member of the Sayreville Borough Council for the years 2020-2025.

• **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:

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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/ Mary J. Novak, Councilwoman

APPROVED:

/s/ Donna Roberts, Council President

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

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

Time: 7:13 PM

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

**Reconvene:**

**Councilwoman Novak made a motion to reconvene. Motion was seconded by Councilman Balka.**

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

Time: 7:21 PM

• **OLD BUSINESS:**

a) Borough Clerk Morelos stated a Resolution was received from the Sayreville Planning Board following a meeting on December 3, 2025 recommending Block 246, Lots, 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, Lot 1.03; Block 247.02, Lots 1.01 and 1.03; Block 251, Lots 1.01, 2.01 and 2.02 be designated as an Area in Need of Redevelopment (Crossman Road).

b) Public Hearing on the following Ordinances:

c) Appointments:

• **NEW BUSINESS:**

a) Introduction of the following ordinances:

• **CONSENT AGENDA RESOLUTIONS**

Council President Roberts opened the meeting for any comments on Consent Agenda Resolutions.

Those commenting were:

- Jim Robinson,  
Mr. Robinson questioned if the money being transferred to the Recreation Dept. was due to the Festival of Lights. He questioned the number of vehicles the Police Dept. was getting and if they were going to the Patrol Division.  
Business Administrator Skarzynski responded he will get back to him on the

money for Recreation. He stated that the Police Chief requested that they purchase some Tahoes and Explorers. Mr. Skarzynski stated usually priority goes to the Patrol Division.

No further comments.

Councilwoman Novak made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Balka.

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

**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.

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Kennedy O'Brien, Mayor

/s/ Daniel Balka, Councilman

/s/ Donna Roberts, Councilwoman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/s/ Mary J. Novak, Councilman

/s/ John Zebrowski, Councilman

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

/s/ Joseph Sordillo, Borough Attorney

**Bill list of December 8, 2025 in the amount of \$4,604,022.83 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).**

**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

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**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.

/s/ Daniel Balka, Councilman

(Admin. & Finance Committee)

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

/s/ Joseph Sordillo, Borough Attorney

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**ATTEST:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

**BOROUGH OF SAYREVILLE**

/s/ Donna Roberts  
Council President

**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.

/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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

**BOROUGH OF SAYREVILLE**

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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.

/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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

**BOROUGH OF SAYREVILLE**

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

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**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.

/s/ Michael Colaci, Councilman  
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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.

/s/ Michael Colaci, Councilman  
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

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**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.

/s/ Michael Colaci, Councilman  
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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.

/s/ Michael Colaci, Councilman  
(Public Safety Committee)

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

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

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**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.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC \_\_\_\_\_ /s/ Donna Roberts \_\_\_\_\_  
Municipal Clerk Council President

**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.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC \_\_\_\_\_ /s/ Donna Roberts \_\_\_\_\_  
Municipal Clerk Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO \_\_\_\_\_

**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.

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**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.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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

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amount of \$119,662.00 is available in Account No. C-04-55-029-110.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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

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amount of \$39,898.30 is available in Account No. C-04-55-029-110.

/s/ Stanley Synarski, Councilman  
(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.

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**FUNDS CERTIFIED BY:**

/s/ Danielle Maiorana, CFO

**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>CURRENT FUND</u>	<u>FROM</u>	<u>TO</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	

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Apartment Services 5-01-26-326-273	25,000.00
Human Resources O/E 5-01-20-105-125	<u>20,000.00</u>
	400,000.00
	400,000.00

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

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

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Donna Roberts  
Municipal Clerk Council President

**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.

/s/ Mary J. Novak, 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/ Joseph Sordillo, Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC /s/ Donna Roberts  
Municipal Clerk Council President

**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,

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

**WHEREAS**, 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-Condemnation 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-Condemnation 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.

/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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

/s/ Jessica Morelos, RMC  
Municipal Clerk

**BOROUGH OF SAYREVILLE**

/s/ Donna Roberts  
Council President

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**RESOLUTION #2025-287**

**RESOLUTION ENDORSING THE SUPPORT OF THE STATE OF NEW JERSEY  
DEPARTMENT OF TRANSPORTATION BORDENTOWN AVE. (CR 615),  
BURLEW PL., EUGENE BLVD AND ROUTE 9 NORTH RAMP TO  
GARDEN STATE PARKWAY IMPROVEMENTS**

**WHEREAS**, a meeting was held on September 18, 2025 between the NJDOT and representatives of the Borough of Sayreville concerning the Bordentown Ave. (CR 615), Burlew Pl., Eugene Blvd and Route 9 North Ramp to Garden State Parkway project; and

**WHEREAS**, representatives of the Borough of Sayreville were in agreement with the Bordentown Ave (CR 615), Burlew Pl and Eugene Blvd Intersections Route 9 North, Ramp to Garden State Parkway project improvements as shown on the plans as presented at the meeting held on September 18, 2025; and

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

1. The Borough Council authorizes and directs the Borough Clerk to forward a letter to the NJDOT indicating support for the proposed improvements to the Bordentown Ave. (CR 615), Burlew Pl., Eugene Blvd. and Route 9 North Ramp to Garden State Parkway project.
2. The Borough Clerk is further directed to forward such a letter to be attached to this Resolution expressing its support for this project.

/s/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Donna Roberts  
Council President

**• CORRESPONDENCE:**

- A. Retirement/Resignations received from the following:
  1. Crystina Burt from Police Officer in the Police Department effective February 1, 2026.
- B. Minutes from Boards/Commission:
  1. Recreation Advisory Board – November 6, 2025.
  2. Planning Board – September 17, 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 relief for various items for an installation of community solar carport canopies.
- D. Planning Board Resolutions which were memorialized on December 3, 2025:
  1. Masjid Sadar Community Center, 212, 214 & 216 Ernston Road, Block 444.04, Lots 23, 24, 25 & 28.
  2. Tenon Auto Service Inc., 2069 Highway 35, Bock 428, Lots 1, 2, 2.01.
  3. Lot 15 Jernee Mill, LLC, 18 Jernee Mill Road, Block 62, Lots 15 & 16

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

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Wished everyone a Merry Christmas & Happy Holidays.
- 2) Finance is busy wrapping up 2025 and getting ready for 2026.

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on events that happened at the Active Adult Center.
- 2) Planning Board did designate the Crossman Road area as an area in need of redevelopment.
- 3) Commented on Pearl Harbor ceremony at River Road.
- 4) Wished everyone a Blessed Holiday Season.

➤ **PUBLIC SAFETY – Councilman Colaci**

- 1) Sayreville Police Dept. helped with food drives.
- 2) Police Dept. participated in a statewide “Goal Zero Campaign,” Wayne’s Auto Body Toys for Tots and Holiday Parade of Lights.
- 3) Thanked everyone who worked on the parade to make it successful.
- 4) Fire Dept. Santa Runs are in full swing and also partnered with the Raine Foundation to deliver gifts.
- 5) Fire Dept. will be conducting a pre-planning walk thru of the Bass Pro Shop to prepare for any emergency responses.
- 6) On December 22<sup>nd</sup> the Police Dept. will undergo its final onsite accreditation assessment.
- 7) Thanked Office on Aging for inviting him to the annual Christmas party.
- 8) Thanked the Historical Society for ongoing partnership and the work they do to preserve and celebrate the history of the Borough.
- 9) Thanked the staff in the Mayor’s office for handling the street light issues in town.
- 10) Wished everyone a Merry Christmas and a Happy, Healthy, Safe New Year.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Wished George a speedy recovery.
- 2) Wished everyone a Merry Christmas and Happy New Year.
- 3) Commented on the parade.
- 4) Commented on past practices in regards to council meetings.
- 5) Commented on not knowing that USA Architects was authorized to prepare plans for the firehouse.
- 6) Questioned what was the plan for January 1<sup>st</sup>.  
Borough Clerk Morelos responded that it will be the usual meeting.  
Councilwoman Novak made a motion to have an agenda meeting prior to the business meeting on January 1<sup>st</sup>. Seconded by Councilman Balka.

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

Motion died.

Discussion held on renderings for the firehouse that were released.

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

- 1) Most likely will be experiencing water main breaks due to cold weather.
- 2) Commented on the Pearl Harbor ceremony, Wayne’s Auto Body toy drive and Parade of Lights.

➤ **RECREATION – Council President Roberts**

- 1) Commented on the Holiday Parade.

➤ **MAYOR – Kennedy O'Brien**

• **GENERAL DISCUSSION AGENDA ITEMS**  
- **Admin. & Finance**

- **Planning & Zoning**

- **Public Safety**

- **Public Works**

- **Recreation**

- **Water & Sewer/Environmental**

➤ **Business Administrator – Glenn Skarzynski**

1) Authorization to call for a Certified List for Patrolmen from the Dept. of Personnel.

- **Approved.**

2) Authorization to hire Bianca Con as Clerk 1 in the Municipal Court, effective January 1, 2026.

- **Approved.**

3) Authorization to promote Debra Turner and Susan Fereno from Records Support Technician 2 to Record Support Technician 3 in the Police Dept., effective January 1, 2026.

- **Approved.**

4) Authorization to promote Sean Jaeckel and Leslie Ann Polanco from Records Support Technician 1 to Records Support Technician 2 in the Police Dept., effective January 1, 2026.

- **Approved.**

5) Authorization to appoint Michelle Dunne from per diem Public Safety Telecommunicator to Full-time Public Safety Telecommunicator in the Police Dept., effective January 1, 2026.

- **Approved.**

6) Authorization to promote Jeanmarie O'Leary from Keyboarding Clerk 2 to Records Support Technician 3 in the Clerk's Office, effective December 16, 2025.

- **Approved.**

7) Authorization to promote Kaitlyn Mulcahy from Keyboarding Clerk 1 to Keyboarding Clerk 2 in the Clerk's Office, effective December 16, 2025.

- **Approved.**

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER -Jay Cornell**

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

Borough Attorney Sordillo stated that the SERA Planner was suppose to be here today to give a presentation. He stated that an ordinance will be forthcoming in the new year to amend the existing Sunshine Biscuits redevelopment plan. Borough Attorney Sordillo stated that they want to change from one big warehouse to two small ones reducing the square footage by approximately 350,000 sq. ft. He stated that they also want to change the construction of the building to be very environmental friendly.

DECEMBER 8, 2025  
REGULAR/AGENDA  
MEETING

• **PUBLIC PORTION**

At this time Council President Roberts opened the meeting to the public for comments on any and all matters.

Those commenting were:

- Randy Pressgrove, 369 Washington Road

Mr. Pressgrove commented on Council President Roberts tenure on the council.

- Ken Olchasky

Mr. Olchasky commented that the Borough runs a secret government. He questioned who decided what the Old Firehouse would be used for. Mr. Olchasky thanked Councilman Balka for being a representative of the residents.

- Jim Robinson, Parlin

Mr. Robinson commented on how there are no discussions at meetings. He commented on the two outgoing councilpersons.

No further comments.

**Councilwoman Novak made a motion to close the Public Portion. Seconded by Councilman Balka.**

Roll Call: Voice Vote, all Ayes.

Council President Roberts made her final comments.

• **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:27 P.M.

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Jessica Morelos, RMC  
Municipal Clerk

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