

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 April 14, 2025 Regular/Agenda Meeting had been advertised and posted in accordance with Open Public Meetings Act Chapter 231, P.L. 1975 by advertising in the Home News Tribune and the Star Ledger, notifying the Tapinto Raritan Bay, posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

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

Absent: None

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

Others Absent: None

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

Council President Roberts moved the following minutes be approved, subject to correction if necessary:

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Seconded by Councilman Balka.

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

- **PROCLAMATION & PRESENTATIONS**

❖ **Certificate of Recognition – Firefighters Bruce Miller and Jacob Rivera**
Councilman Colaci presented the Certificate of Recognition to Bruce Miller and Jacob Rivera for their bravery displayed on March 11th at a fire at the Gallery Motel.

❖ **Arbor Day Proclamation**

Proclamation

WHEREAS, The Borough of Sayreville was named Tree City USA by the Arbor Day Foundation in honor of its commitment to effectuate urban forestry management; and

WHEREAS, Sayreville obtained this recognition by meeting the program's four requirements: a tree board or department, a tree-care ordinance, an annual community forestry budget and an Arbor Day observance and proclamation; and

WHEREAS, Tree City USA program was started in 1976 and is sponsored by the Arbor Day Foundation, in partnership with the U.S. Forest Service and the National Association of State Foresters; and

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

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WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

NOW, THEREFORE, I, Kennedy O'Brien, Mayor of the Borough of Sayreville, do hereby acknowledge that **ARBOR DAY** will be observed April 25, 2025 and urge all citizens to support efforts to protect our trees and woodlands to support our town's urban forestry program.



IN WITNESS WHEREOF, I have caused this
Proclamation to be issued and the official seal of
the Borough duly affixed this 14th day of April, 2025.

Council President Roberts moved the following proclamation be approved.
Seconded by Councilman Balka.

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

- **OLD BUSINESS:**
 - a) Public Hearing on the following Ordinances:

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

Public Hearing on Ordinance #12-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance
#12-25.

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 Councilwoman Roberts.**

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

ORDINANCE #12-25
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #02-24
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2025-2027

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Sayreville as
follows:

Section 1. The following annual salaries be and the same are here established for the following Borough Officials, officers and employees and made part of Appendix 1 of Ordinance #02-24 and made part hereof.

Borough of Sayreville – SAMs Salary & Wage Schedule

Supervisor of Customer Service

<u>SALARY</u>	<u>MIN</u>	<u>MAX</u>
2025	79,672	93,331
2026	81,744	95,758
2027	83,788	98,152

SECTION 2. Severability Clause.

If any article, section, 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 3. Repealer.

All other ordinances or parts of ordinances inconsistent herewith are hereby repealed and this ordinance shall take effect immediately upon final passage and publication as required by law.

INTRODUCED/APPROVED ON FIRST READING

DATED: March 24, 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: April 14, 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 14th DAY OF APRIL, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #13-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #13-25.

Those commenting were:

- Jim Robinson
Mr. Robinson stated that this property is being sold to the Republican Chair and questioned if the property she's is buying is so she can sell it.
Mayor responded that it is small lot and adjacent property owners purchased 40 years ago and her family didn't at that time.
Mr. Robinson commented that the Tax Assessor's assessment is not the same as an appraisal. He questioned what the use of the property will be and if it will be a religious use.
Borough Attorney Sordillo stated what was said was inaccurate and gave clarification on the process.

No further comments.

Councilman Balka moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Roberts.
Roll Call: Councilpersons Balka, Colaci, Novak, Roberts, Synarski, Zebrowski, all Ayes.

ORDINANCE #13-25
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AUTHORIZING THE BOROUGH OF SAYREVILLE'S SALE OF
THE REAL PROPERTY IDENTIFIED AS BLOCK 371, LOT 2.03 TO THE
ADJACENT PROPERTY OWNER

WHEREAS, the Borough of Sayreville owns the property previously identified as **Lot 2.03 in Block 371** on the official tax map of the Borough of Sayreville, consisting of approximately 1,800± square feet (0.04± acres), located off of Johnson's Lane (the "Property"); and

WHEREAS, the Property is undersized, being less than the minimum size required for development in the zone; and

WHEREAS, the Property is landlocked, without any access to any public or private roadways; and

WHEREAS, the Property is without any capital improvements; and

WHEREAS, the Borough found that the Property is not need for public use, thus authorized the sale of same pursuant to N.J.S.A. 40A:12-13(b)(5), having met the requirements for the private sale of the Property to the adjacent property owners; and

WHEREAS, by letters dated February 12, 2025, the Borough advised the adjacent property owners of the opportunity to bid for the purchase of the Property, which bids would need to be received by March 3, 2025; and

WHEREAS, in response to the Borough's letter, only one bid was received for the purchase of the Property from the owner of the adjacent owner of the property identified as Block 371, Lot 3, located at 279 Johnson's Lane, Karen Bailey Bebert, in the amount of \$6,400; and

WHEREAS, by letter dated March 5, 2025, the Borough Tax Assessor confirmed the market value of the Property, based on the tax assessment, being \$6,206; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.*, specifically N.J.S.A. 40A:12-13(b)(5), the Borough is authorized to convey or sell any real property by private sale, when authorized by ordinance, to the owner of the real property contiguous to the real property being sold, provided the property being sold is less than the minimum size required for development, is without any capital improvements thereon, and if sold to the highest bidder when there are more than one owner with contiguous property; and

WHEREAS, the Mayor and Council finds that the facts and circumstances of this sale meet the requirements of N.J.S.A. 40A:12-13(b)(5), and the Borough is authorized to sell the Property to the adjacent property owner; and

WHEREAS, the Mayor and Council finds it to be in the best interest of the Borough to authorize the sale of the Property to the adjacent property owner.

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

1. The Borough of Sayreville is hereby authorized to convey, transfer and sell the real property identified as Lot 2.03 in Block 371 on the Tax Map of the Borough of Sayreville, to Karen Bailey Bebert, the owner of the contiguous property identified as Lot 3 in Block 371, for the sale price of \$6,400.00.
2. The appropriate Borough officials and professionals are hereby directed and authorized to take all required actions to satisfy all requirements for the sale of the Property, and to arrange to close the transaction authorized by this Ordinance.
3. This Ordinance shall take effect immediately upon final passage and publication according to law.

INTRODUCED/APPROVED ON FIRST READING
DATED: March 24, 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: April 14, 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 14th DAY OF APRIL, 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: NONE
- **CONSENT AGENDA RESOLUTIONS**

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

Those commenting were:

- Jim Robinson
Mr. Robinson commented on Resolution #2025-95. He commented on the amount of money the Borough is paying JCP&L this month and still no JCP&L representative has come to a meeting yet. Mr. Robinson questioned if anyone attended the JCP&L hearing before the BPU.

Ken Olchaskey
Mr. Olchaskey commented on Resolution #2025-95 and the amount of power outages happening in town. He questioned if the resolution was sent to the legislators.

No further comments.

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

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

RESOLUTION #2025-90

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

/s/ Donna Roberts, Councilwoman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/s/ Mary J. Novak, Councilwoman

/s/ John Zebrowski, Councilman

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

/s/ Joseph Sordillo, Borough Attorney

Bill list of April 14, 2025 in the amount of \$2,056,665.10 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-91

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a non-fair and open contract to Top Security Locksmiths, Inc. of Point Pleasant, NJ for the purchase and installation of security doors on the Burkes Park bathrooms in an amount not to exceed \$19,193.30.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$19,193.30 is available in Account No. C-04-55-035-200.

/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
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

FUNDS CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-92

RESOLUTION OPPOSING PENDING LEGISLATION (SENATE BILL S1408 AND ASSEMBLY BILL A2757) CONCERNING THE CONVERSION OF OFFICE PARKS AND RETAIL CENTERS TO MIXED-USE DEVELOPMENTS

WHEREAS, there is pending legislation (Senate Bill S1408, and corresponding Assembly Bill A2757), as amended, by the Senate Community and Urban Affairs Committee, which authorizes the conversion of certain office parks and retail centers to mixed-use developments despite the application of the underlying zoning for the subject property, also being referred to as the stranded assets bill (the “Bill”); and

WHEREAS, during the Committee hearing on the Bill, the New Jersey League of Municipalities provided numerous objections and concerns relating to the application of the Bill, with one of the most notable being the preemption of local master planning and zoning; and

WHEREAS, the Bill, as currently amended, requires municipal land use boards to permit the conversion of eligible properties, which are being referred to as “stranded assets” into mixed-use developments, 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 defines an eligible property (or stranded asset) as an office park that is at least 50,000 square feet or a retail center of at least 15,000 square feet, and has a vacancy rate of at least 25% rate for at least 18 months immediate preceding the application, or has suffered an economic downturn over the immediately preceding 3 years (demonstrated by evidence of quantifiable loss in revenue such that the developer’s expenses for the premises have exceeded revenues by at least 30% or more each year); and

WHEREAS, the mixed-use development allowed for under the Bill, which may include the demolition of the existing structures, would consist of residential, and any other use that is not an industrial use; and

WHEREAS, the residential portion of the development is required to provide at least 20% set aside to be affordable housing restricted in compliance with the Uniform Housing Affordability Controls; and

WHEREAS, the Bill, as currently amended, removed the 2-year sunset provision included in the original bill, which would make this preemption of local planning a permanent law, instead of a temporary provision to address an immediate need; and

WHEREAS, the lack of specificity in the determination of what qualifies as an eligible property or stranded asset 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 lack of specificity in the Bill, and the failure to provide for clear direction as to criteria and bulk standards that would apply to the mixed-use development, which depends on whether the municipality has existing and/or multiple mixed-use zones, will likely result in confusion and costly litigation; and

WHEREAS, more importantly, the Bill will effectively bypass 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

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WHEREAS, the legislative findings of the Bill provided that it is intended to preempt the “outdated, rigid municipal zoning regulations that often separate residential and commercial uses from each other” and that “it is appropriate for the Legislature to set standards to modernize local and use regulations,” which is an affront to the long-standing precedence of local planning and zoning throughout New Jersey; 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 (S1408/S2757) and requests 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/ Donna Roberts, Councilwoman
(Sponsor)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-93

WHEREAS, the Borough of Sayreville is involved in a pending litigation entitled Bruce Totten v. Borough of Sayreville, et al., Docket No.: 02:2020-CV-03288, pending in the United States District Court for the District of New Jersey (the “Litigation”); and

WHEREAS, the Litigation involves claims made by a prior Water & Sewer Department employee of the Borough; and

WHEREAS, the Borough's prior Labor Counsel, Robert Merryman, Esq., was served a Subpoena from plaintiff's counsel for testimony relating to the claims raised in the Litigation, including prior communications relating to the plaintiff's employment with the Borough; and

WHEREAS, upon recommendation of legal counsel representing the Borough in the Litigation, the Mayor and Borough Council find it to be in the best interest of the Borough to waive any claim of attorney-client privilege between the Borough and Mr. Merryman in connection with his representation of the Borough relating to the underlying facts and claims raised in the Litigation, through his testimony at his deposition, as well as any subsequent testimony in the Litigation.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville, County of Middlesex, and State of New Jersey, that the Borough hereby waives any claim of attorney-client privilege between the Borough and Robert Merryman, Esq., prior Borough Labor Counsel, in connection with his testimony at his deposition, as well

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as any subsequent testimony in the Litigation with regard to the prior employment of the plaintiff, Bruce Totten, along with the facts and claims raised in the Litigation.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are authorized to take all required actions to effectuate the authorizations and waivers in this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to 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/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-94

BE IT RESOLVED that the proper Borough officials are hereby authorized to install Pickleball Courts at War Memorial Park from ATT Sports, Inc., 115 B Cross Keys Road, Berlin, NJ 08009 through Education Services Commission Co-op Contract #22/23-47 in an amount not to exceed \$227,700.00.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$227,700.00 is available in Account No. C-04-55-036-210 and 2024 Recreation Grant G0203522100.

/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/ Kennedy O'Brien
Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-95

**A RESOLUTION REQUESTING ACTION BY THE NEW JERSEY BOARD OF
PUBLIC UTILITIES AGAINST FIRSTENERGY FOR PERFORMANCE
ISSUES IMPACTING THE BOROUGH OF SAYREVILLE**

WHEREAS, the Borough of Sayreville, located in the State of New Jersey, County of Middlesex, relies on FirstEnergy, operating as Jersey Central Power & Light (JCP&L), to provide safe, adequate, and reliable electric utility services to its residents and businesses: and

WHEREAS, the New Jersey Board of Public Utilities (NJBPU) is the state agency tasked with overseeing regulated utilities, including FirstEnergy, to ensure the provision of safe, adequate, and proper utility services at reasonable rates, pursuant to its statutory mandate; and

WHEREAS, the Borough of Sayreville has experienced multiple and routine power outages and brownouts in recent years, disrupting the daily lives of residents, compromising public safety, and negatively impacting local businesses; and

WHEREAS, the Borough has identified a persistent lack of repair and maintenance of the local substation, which has contributed to the frequency and severity of these power outages and brownouts, indicating a failure by FirstEnergy to adequately maintain critical infrastructure; and

WHEREAS, numerous streetlights within the Borough of Sayreville remain in disrepair, posing safety hazards to pedestrians and motorists, despite repeated notifications to FirstEnergy requesting timely repairs; and

WHEREAS, FirstEnergy has demonstrated an overall lack of responsiveness to community outreach efforts, including inadequate communication and insufficient action in response to questions and concerns raised by Borough officials and residents regarding these ongoing service issues; and

WHEREAS, these performance deficiencies have eroded public confidence in FirstEnergy's ability to fulfill its obligations as a utility provider and have caused undue hardship to the residents and businesses of the Borough of Sayreville; and

WHEREAS, the Borough of Sayreville seeks intervention by the NJBPU to address these systemic issues and hold FirstEnergy accountable for its failure to provide reliable and responsive utility services.

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

1. The Borough of Sayreville hereby requests that the New Jersey Board of Public Utilities initiate an investigation into FirstEnergy's performance within the Borough, focusing on the following issues:
 - a. Multiple and routine power outages and brownouts;
 - b. Lack of repair and maintenance of the local substation;
 - c. Numerous streetlights in disrepair; and
 - d. Failure to adequately respond to community outreach efforts and inquiries from Borough officials and residents.
2. The Borough of Sayreville urges the NJBPU to take appropriate action against FirstEnergy, which may include, but is not limited to, imposing penalties, mandating infrastructure repairs and upgrades, and requiring improved customer service and communication protocols to ensure compliance with state regulations and standards for utility service.
3. The Borough of Sayreville requests a public hearing before the NJBPU to present evidence of these performance issues and to allow residents and officials to voice their concerns directly to the Board.
4. A copy of this resolution shall be transmitted to the New Jersey Board of Public Utilities, FirstEnergy (Jersey Central Power & Light), the Office of the Governor, and the New Jersey State Legislature representatives for the Borough of Sayreville.

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

/s/ John Zebrowski, Councilman
(Sponsor)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

- **CORRESPONDENCE:**
 - A. Minutes from Boards/Commissions:
 - 1. Cultural Arts Council – January 8, 2025, February 5, 2025, March 5, 2025, March 26, 2025 & April 2, 2025.
 - 2. Recreation Advisory Board – March 6, 2025.
 - 3. Planning Board – March 3, 2025.
 - 4. Board of Health – March 6, 2025.
 - 5. Rent Leveling Board – April 8, 2025.
 - 6. Shade Tree Commission – March 20, 2025.
 - B. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Township of Old Bridge Council on April 22, 2025 at 7:30pm amending Chapter 250, Section 250-12 “Preapplication”, Section 250-104 “Fees” and Section 250-105 “Professional Review Fees and Escrows.”
 - 2. Notice of Public Hearing to be held before the Sayreville Planning Board on April 16, 2025 at 7:30pm seeking Preliminary and Final Major Site Plan and Conditional Use approval to construct a new house of worship located at 212-216 Ernston Road.
 - C. Retirement/Resignations received from the following:
 - 1. Steven Wegrzyn from Recreation Advisory Board, effective April, 2025.

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

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

- **MAYOR & COUNCIL REPORTS**
 - **ADMINISTRATIVE & FINANCE – Councilman Balka**
 - 1) Budget will be introduced at the April 28th meeting.
 - **PLANNING & ZONING – Councilman Zebrowski**
 - 1) Congratulated Lori Synarski on being Elk of the Year for the past year.
 - 2) Questioned the barriers and equipment under Route 9 and no work has been done in months.
Borough Engineer stated he reached out to the DOT and will done in April/May.
 - 3) Mosque application will be heard on Wednesday at the Active Adult Center.
 - 4) Planning Board meetings for May and June will have presentations by the SERA Planner in regards to several redevelopment areas.
 - **PUBLIC SAFETY – Councilman Colaci**
 - 1) This week is National Public Safety Telecommunicators week.
 - 2) Commented on OEM conference.
 - 3) Commented on the fires on Liberty Street and Route 35.
 - 4) Sayreville PBA will host its annual retirement dinner on May 1st.
 - 5) Fire Dept. has responded to over 260 calls so far to date.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Public Works will be working on filling potholes so please contact them or submit a request online to report a pothole.
- 2) Requested the Business Administrator and Borough Attorney prepare a resolution to withhold payment for JCP&L.
- 3) Questioned if pilot money will be used for fees for joining the municipally sponsored organizations. She would like to see the pilot money used for all ages.

Councilwoman Novak made a motion to declare the 1909 Firehouse as a historic site. Seconded by Balka.

Roll Call: Ayes: Councilpersons Novak and Balka

Nays: Councilpersons Colaci, Roberts, Synarski, Zebrowski.

Motion failed.

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

- 1) Community Garden will open on April 26th.
- 2) Continuing his tours with the Water & Sewer Department.

➤ **RECREATION – Councilwoman Roberts**

- 1) Thanked the council for passing Resolution #2025-92.
- 2) Concerns about a special event that is happening on the Saturday of Memorial Day weekend. She requested that the attorney look into the ordinance and advise.
- 3) Commented on the Easter Egg hunt.
- 4) Shade Tree held a memorial tree planting for Christian Rivera and Frank Bella's tree planting is postponed.
- 5) Commented on attending the Troop 96 Eagle Scout awards.
- 6) Little League held their opening day.
- 7) New forms of outreach for the boards.
- 8) Six new pickleball courts will be installed.

➤ **MAYOR – Kennedy O'Brien**

Mayor called up Eloy Fernandez to speak about the tree planting for Christian Rivera.

Mr. Fernandez stated the community came together to honor the memory of Christian Rivera. He commented on the touching ceremony.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Application for a **Person to Person Transfer for the following:**

- a) PRCL#1219-33-025-010 from Arlecchino, Inc. LLC to Shree Ram Enterprises LLC, located at 3067 Bordentown Avenue, Parlin.
(All Reports and paperwork have been filed).

- Resolution.

- Planning & Zoning

- Public Safety

- 1) Authorization to award a contract to Tactical Public Safety through State Contract #T0109 for 2025 Radio System Maintenance in an amount not to exceed \$139,318.25.

- Resolution.

- 2) Authorization to award a non-fair and open contract to BIS Digital to upgrade the sound system equipment and Liberty DCR Recorder for the courtroom in an amount not to exceed \$22,203.27.

- Approved.

- Public Works

- 1) Authorization to scrap the following vehicles which are no longer needed for public use and are no longer of value to the Borough which are not cost-effective to maintain:

- 2006 Volvo VIN #4V5KC9GGX6N426149
- 2008 Autocar VIN #5V CDC6MF88H205866
- 2003 Ford F350 VIN #1FTSF31P33ED73111
- 2003 Ford F350 VIN #1FTSF31P73EC73965
- 2002 Ford F350 VIN #1FDWF37F32EB55938
- 2002 Ford F250 VIN #1FTNF21F52EB55930
- 2005 Ford Crown Victoria VIN #2FAHP71WX5X109672
- 2005 Ford Explorer VIN #1FMZU72K75ZA75294
- 2006 Ford F450 VIN #1FDXW47P16EB81687
- 1972 Leroi Air Compressor VIN #3119X2236
- Ingersol Rand Roller DA30 VIN #6285S
- Ford 6610 Tractor
- 2001 Eager Beaver Trailer VIN #112HZN3101L057053

- Resolution.

- 2) Request received from the Residents of Cori Street between Donna and Such Street to hold a Block Party on July 5, 2025 from 2pm-11pm.

- Approved.

- Recreation

- 1) Application for Special Event received from the following:
a) New Jersey Sports Club to conduct a Sports Event on May 24, 2025 at War Memorial Park from 10am-7pm.

- Resolution.

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Gwendolyn Knight to Supervisor of Customer Service from Clerk 3 in the Water & Sewer Dept., effective April 16, 2025.

- Approved.

- 2) Gave an update on the Borough Hall elevator.

➤ **C.F.O. – Danielle Maiorana**

- 1) Budget will be ready for introduction at the next meeting.

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Improvements to Elizabeth Avenue – Change Order (Report Attached).

- 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:

- Jim Robinson

Mr. Robinson commented on the two vacant alternate positions on the Planning Board. He questioned when the budget would be introduced. Mr. Robinson commented on the building by Costa Verde. He stated he sent the council the appraisal for the 40 acres. Mr. Robinson commented on the equipment being stored at Bailey Park.

- Sherry Ko

Ms. Ko stated she would like to see a facility for kids and adults. She stated she is track coach and they don't have a place to run. Ms. Ko stated that other places in NJ have a facility.

Mayor responded that they are looking to expand recreation. He requested that she leave her contact information and would like her to help.

- Robert Corby, 6 Evelyn Terrace

Mr. Corby requested that a preliminary meeting be held with all the athletic organizations. He questioned what happened to the grant money for the Jerry Ust complex.

Business Administrator Skarzynski responded that bid will going out shortly for the one baseball field and one multipurpose field.

**Councilwoman Roberts made a motion to close the Public Portion.
Seconded by Councilman Synarski.**

Roll Call: Voice Vote, all Ayes.

• **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:11 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____