

**MAY 27, 2025
REGULAR/AGENDA
MEETING**

Mayor O'Brien opened the Regular/Agenda Meeting at 7:01 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this May 27, 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:

☞ May 12, 2025 - Regular/Agenda Session

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**

- **OLD BUSINESS:**

a) PUBLIC HEARING ON THE 2025 MUNICIPAL BUDGET

- Clerk announced that the 2025 Budget Approval and Public Hearing Notice had been advertised in the Home News Tribune on May 2, 2025, which gave notice of the date and time of this Public Hearing and put before the Council tonight the 2025 Municipal Budget Resolution #2025-113.
- Mayor opened the meeting to the public on the 2025 Budget and Resolution. He said that the questions must be confined solely to the Municipal Budget before us. School or County matters are not proper subjects of this hearing and cannot be discussed or answered here tonight.

Those commenting were:

- Jim Robinson

Mr. Robinson questioned how much will the average homeowners tax increase. He questioned if there was money in the budget to restore the old fire house. Mr. Robinson commented on the increases and decreases in the budget.

- Jennifer Stricka, 25 Sherwood Road

Ms. Stricka questioned how much the increase would be per household.

CFO Maiorana responded it would go up about \$30 on the average assessed home.

- Anonymous
He commented that he is against the entire budget.

- Anonymous
He commented on why he is against the budget.

Council President Roberts moved the Public Portion be closed. Seconded by Councilman Synarski.

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

- 2025 Budget Amendment Resolution #2025-112

READ IN FULL

RESOLUTION #2025-112
2025 BUDGET AMENDMENT

WHEREAS, the Local Municipal Budget for the year 2025 was introduced on the 28th day of April, 2025; and

WHEREAS, the Public Hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said approved Budget,

NOW THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Sayreville, County of Middlesex, New Jersey, that the attached amendments to the approved Budget for the calendar year of 2025 be made:

RECORDED VOTE:

AYES { Colaci	NAYS { Balka	ABSTAINED {
{ Roberts	{ Novak	
{ Synarski		
{ Zebrowski	ABSENT {	

BE IT FURTHER RESOLVED, that two (2) certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for the Certification of the calendar year 2025 Local Municipal Budget so amended.

It is hereby certified that this is a true copy of resolution amending the budget, adopted by the governing body on the 27th day of May, 2025.

/s/ John Zebrowski, Councilman
(Admin. & Finance Committee)

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

2025 Municipal Budget

of the BOROUGH of SAYREVILLE County of
 MIDDLESEX for the fiscal year 2025.

Revenue and Appropriations Summaries

Summary of Revenues		Anticipated		
		2025		2024
1. Surplus		9,400,000.00		7,367,864.00
2. Total Miscellaneous Revenues		29,513,178.78		29,865,570.92
3. Receipts from Delinquent Taxes		1,100,000.00		1,338,800.00
4. a) Local Tax for Municipal Purposes		37,697,532.67		37,321,949.99
b) Addition to Local School District Tax				
c) Minimum Library Tax		2,339,181.50		2,181,709.00
Tot Amt to be Rsd by Taxes for Sup of Muni Bnd		40,036,714.17		39,503,658.99
Total General Revenues		80,049,892.95		78,075,893.91
Summary of Appropriations		2025 Budget		Final 2024 Budget
1. Operating Expenses:	Salaries & Wages	27,712,794.00		26,437,181.00
	Other Expenses	33,494,769.06		34,159,399.91
2. Deferred Charges & Other Appropriations		7,148,520.89		6,977,219.00
3. Capital Improvements		920,000.00		424,000.00
4. Debt Service (Include for School Purposes)		8,265,915.00		7,570,200.00
5. Reserve for Uncollected Taxes	/	2,507,894.00		2,507,894.00
Total General Appropriations		80,049,892.95		78,075,893.91
Total Number of Employees				
2025 Dedicated WATER Utility Budget				
Summary of Revenues		Anticipated		
		2025		2024
1. Surplus		4,084,056.00		3,275,760.00
2. Miscellaneous Revenues		10,975,000.00		10,494,000.00
3. Deficit (General Budget)				
Total Revenues		15,059,056.00		13,769,760.00
Summary of Appropriations		2025 Budget		Final 2024 Budget
1. Operating Expenses:	Salaries & Wages	3,098,456.00		2,907,960.00
	Other Expenses	8,543,400.00		7,778,100.00
2. Capital Improvements		265,000.00		265,000.00
3. Debt Service		2,552,200.00		2,243,700.00
4. Deferred Charges & Other Appropriations		600,000.00		575,000.00
5. Surplus (General Budget)				
Total Appropriations		15,059,056.00		13,769,760.00
Total Number of Employees				
Balance of Outstanding Debt				
		General	WATER	
Interest		9,161,721.67	3,660,381.37	
Principal		54,121,000.00	17,512,277.92	
Outstanding Balance		63,282,721.67	21,172,659.29	

At this time Mayor O'Brien opened the meeting up to the public for questions or comments on this resolution.

Those commenting were:

- Jim Robinson

Mr. Robinson questioned what the amendments were to the budget.

CFO Maiorana responded that they were able to decrease some of the appropriations and increased some revenues.

No further comments.

Council President Roberts moved the public portion be closed. Seconded by Councilman Synarski.

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

Councilman Zebrowski moved the Resolution be adopted on Roll Call vote. Seconded by Councilman Colaci.

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

- Adoption of the 2025 Municipal Budget & Resolution #2025-113

Councilman Zebrowski moved the 2025 Municipal Budget and Resolution #2025-113 be adopted on Roll Call vote. Seconded by Councilman Colaci.

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

RESOLUTION #2025-113

BE IT RESOLVED by the Council of the Borough of Sayreville, County of Middlesex that the budget herein before set forth is hereby adopted and shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriations, and authorization of the amount of:

- (a) \$37,697,532.67 for municipal purposes, and
- (b) \$ 0 for school purposes in Type I School Districts only (N.J.S. 18A:9-2) to be raised by taxation and,
- (c) \$ 0 to be added to the certificate of amount to be raised by taxation for local school purposes in Type II School Districts only (N.J.S. 18A:9-3) and certification to the County Board of Taxation of the following summary of general revenues and appropriations.
- (d) \$ 473,582.00 Open Space, Recreation, Farmland and Historic Preservation Trust Fund Levy.
- (e) \$0 Arts and Culture Trust Fund Levy
- (f) \$2,339,181.50 Minimum Library Levy (R.S. 40:54-8 et seq.)

RECORDED VOTE

<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
Colaci	Balka		
Roberts	Novak		
Synarski			
Zebrowski			

SUMMARY OF REVENUES

GENERAL REVENUES	
Surplus Anticipated	\$ 9,400,000.00
Miscellaneous Revenues Anticipated	\$ 29,513,178.78
Receipts from Delinquent Taxes	\$ 1,100,000.00
AMOUNT TO BE RAISED BY TAXATION FOR MUNICIPAL PURPOSES	\$ 37,697,532.67
AMOUNT TO BE RAISED BY TAXATION MINIMUM LIBRARY LEVY	\$ 2,339,181.50
TOTAL REVENUES	<u>\$80,049,892.95</u>

SUMMARY OF APPROPRIATIONS

GENERAL APPROPRIATIONS WITHIN "CAPS"	
(a & b) Operations Including Contingent	\$ 51,523,433.00
(e) Deferred Charges and Statutory Expenditures – Municipal	\$ 7,009,695.00

MAY 27, 2025 REGULAR/AGENDA MEETING	
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EXCLUDED FROM "CAPS"

(a) Operations – Total Operations Excluded	
From "CAPS"	\$ 9,684,130.06
(c) Capital Improvements	\$ 920,000.00
(d) Municipal Debt Service	\$ 8,265,915.00
(e) Deferred Charges – Municipal	\$ 138,825.89
(m) Reserve for Uncollected Taxes	\$ 2,507,894.00

SCHOOL APPROPRIATIONS – TYPE I SCHOOL DISTRICTS ONLY (N.J.S. 40A:4-13)

TOTAL APPROPRIATIONS \$ 80,049,892.95

It is hereby certified that the within budget is a true copy of the budget finally adopted by resolution of the governing body on this 27th day of May, 2025. It is further certified that each item of revenue and appropriation is set forth in the same amount and by the same title as appeared in the 2025 approved budget and all amendments thereto, if any, which have been previously approved by the Director of Local Government Services.

/s/ John Zebrowski, Councilman
(Admin. & Finance Committee)

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

b) Public Hearing on the following Ordinances: NONE

• **NEW BUSINESS:**

a) Introduction of the following ordinances:

ORDINANCE #17-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE RESTRUCTURING THE BOROUGH SHADE TREE
COMMISSION INTO A SHADE TREE ADVISORY COMMITTEE**

(Admin. & Finance Committee- Co. Balka – Public Hearing 6-16-25)

Mayor stated that this ordinance is being pulled.

• **CONSENT AGENDA RESOLUTIONS**

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

There were no comments.

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

Roll Call: Councilpersons Roberts, Balka (abstained on Item #25-02107 on Resolution #2025-96 and nay on Resolutions #2025-103 and 2025-105), Colaci, Novak, Synarski, Zebrowski, all Ayes.

RESOLUTION #2025-114

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 May 27, 2025 in the amount of \$13,650,295.13 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-115

WHEREAS, application has been received by the Licensing Authority for a Place to Place Transfer of Plenary Retail Consumption License #1219-33-056-009, heretofore issued to Marullo 3, LLC (pocket license) in the Borough of Sayreville, New Jersey; and

WHEREAS, the submitted application is complete in all respects, transfer fees have been paid; and

WHEREAS, the applicant has duly advertised in the Home News Tribune on April 14, 2025 and April 21, 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 Licensing Authority has reviewed the applicants request for waiver of Ordinance #6-5.8, in order to locate within 2,000 feet of any other Plenary Retail Licensed Premise, the waiver is hereby approved.

BE IT FURTHER RESOLVED that the Place to Place Transfer of Plenary Retail Consumption License #1219-33-056-009 held by Marullo 3, LLC a Pocket License to 777 Washington Road, Parlin, NJ 08859 is hereby approved.

1. Licensee shall require all security staff, except for undercover security staff employed by Licensee, to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block letters stating "SECURITY". This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot to further assist police in identifying security personnel when patrolling or responding to complaints or calls.

2. "Security surveillance videos shall be made available to the Sayreville Police Department within three (3) business days of the Police Department's request for same."

WHEREAS, the Mayor and Council of the Borough of Sayreville deem the above conditions necessary and proper to accomplish the objectives of Title 33 of New Jersey's Revised Statutes;

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

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-120

WHEREAS, Marullo 2, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-018-011 (the "Licensee"), issued by the Council of the Borough of Sayreville as the Issuing authority (the 'Issuing Authority') for premises located at 1 Haag Street, Sayreville, NJ; and

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

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED THAT Plenary Retail Consumption License Number 1219-33-018-011, Marullo 2, LLC is hereby renewed for the 2025-2026 license year, subject to the following conditions as contained in the Special Ruling of the Alcoholic Beverage Control as well as the following Conditions that remain part of the said license:

- That this license has the restriction limiting the purpose of said license for consumption only, and not for the sale of any packaged alcoholic beverages.

RESOLUTION #2025-122

WHEREAS, Black Betty's Saloon LLC; is the holder of Plenary Retail Consumption License #1219-33-032-006 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premise located at 6290 Route 35, North, South Amboy, NJ; and

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 renewal of Plenary Retail Consumption License No. **1219-33-032-006 Black Betty's Saloon LLC;** and

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

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

1. That Plenary Retail Consumption License No. **1219-33-032-006, Black Betty's Saloon LLC,** located at Route 35, South Amboy, NJ, 08879 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-123

WHEREAS, Zinel & Neel, LLC t/a Covello Liquor & Bar is the holder of plenary retail consumption license number 1219-33-033-008 (the "License"), issued by the Council of the Borough of Sayreville as the Issuing Authority (the "Issuing Authority"), for premises located at 1792 Route 35 & Tyler Street, South Amboy, NJ; and

WHEREAS, an application has been made for the 2025-2026 renewal term of Plenary Retail Consumption License No. 1219-33-033-008; and

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

BE IT FURTHER RESOLVED THAT Plenary Retail Consumption License #1219-33-033-008, Zinel & Neel, LLC t/a Covello Liquor & Bar, is hereby renewed for the 2025-2026 license year, subject to the following conditions remaining on the license:

- Licensee shall not engage in the operation of having live dancers or "go go" dancers.

WHEREAS, the Mayor and Council of the Borough of Sayreville deem the above conditions necessary and proper to accomplish the objectives of Title 33 of New Jersey's Revised Statutes;

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License

**MAY 27, 2025
REGULAR/AGENDA
MEETING**

certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the following:

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-124

WHEREAS, Rondesko Properties, Inc., is the holder of Plenary Retail Consumption License # 1219-33-038-003 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 267 Washington Road, Sayreville, NJ 08872; and

WHEREAS, an application has been made for the 2025-2026 renewal term of Plenary Retail Consumption License No., **1219-33-038-003 Rondesko Properties, Inc;** and

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

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

1. That Plenary Retail Consumption License No. **1219-33-038-003, Rondesko Properties, Inc.,** located at 267 Washington Road, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-125

WHEREAS, Bridge Liquor, LLC is the holder of Plenary Retail Distribution License # 1219-44-041-005 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 32 Washington Road, Sayreville, NJ 08872; and

WHEREAS, an application has been made for the 2025-2026 renewal term of Plenary Retail Distribution License No., **1219-44-041-005, Bridge Liquor, LLC**; and

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

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

1. That Plenary Retail Distribution License No. **1219-44-041-005 Bridge Liquors, LLC**, located at 32 Washington Road, Sayreville, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-126

WHEREAS, Kushal Corporation is the holder of Plenary Retail Distribution License # 1219-44-042-006 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 499 Ernston Road, Parlin, NJ; and

WHEREAS, an application has been made for the 2025-2026 renewal term of Plenary Retail Distribution License No., **1219-44-042-006, held by Kushal Corporation, t/a Express Liquors**; and

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

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

1. That Plenary Retail Distribution License No. **1219-44-042-006 Kushal Corporation, t/a Express Liquors**, located at 499 Ernston Road, Parlin, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST: **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-127

WHEREAS, Facility Concession Services, Inc. is the holder of Plenary Retail Consumption License Number 1219-33-044-008 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 570 Jernee Mill Road, Sayreville, New Jersey; and

WHEREAS, the Licensee has made application for the renewal of Plenary Retail Consumption License No. 1219-33-044-008 for the **2025-2026 license term**; and

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

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

1. That Plenary Retail Consumption License No. 1219-33-044-008, Facility Concession Services, Inc. is hereby renewed for the **2025-2026** license term, subject to the following terms and conditions as contained in the Settlement Agreement approved by Resolution #2010-145, adopted on June 28, 2010 and remaining on the license:

a. The licensee shall continue to implement and provide valet parking and or managed or supervised parking for its patrons on all nights of operation. The Chief of Police may grant a waiver, on occasion, of the requirement that valet parking and/or managed or supervised parking be provided, if the licensee demonstrates to the reasonable satisfaction of the Chief of Police, that the licensee's level of occupancy on such special occasion is anticipated to be significantly less than the legal occupancy so as to satisfy the Chief that valet parking will not be necessary on such specific occasion. The granting of any such waiver on one occasion shall not entitle the licensee to such a waiver on any other occasion.

b. The licensee shall institute a policy and instruct its attendants and employees to abide by a policy that requires that, when the parking facilities used by the licensed premises are at full capacity, any additional cars seeking to enter the parking lots shall be "waved off" by parking lot attendants in order to diminish the likelihood that traffic jams occur, and to insure that such traffic continues to move through and out of the area of the licensed premises when there are no legal spaces available in the licensed premises' parking lots to accommodate additional cars.

c. The licensee shall strictly enforce a policy that patrons who have been admitted to enter the licensed premises and who subsequently exit the licensed premises will not be permitted to re-enter the licenses premises on the same day/evening. This measure is intended to alleviate the problem of patrons loitering in and around the parking lot during licensee's operating hours and engaging in illegal, disorderly or nuisance causing behaviors.

d. The licensee's security staff shall be required to obtain photo identification cards, prepared by the Sayreville Police Department that must be kept on their persons at all times while employed at or located on the licensee's property. This measure is intended to alleviate difficulties encountered by police investigating complaints on the premises, in which members of the security staff are identified as either potential witnesses or suspects.

e. The licensee shall cause its parking lots and outside premises, as well as all areas within a 200 ft. radius of the licensed premises to be clean of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o'clock in the morning (10:00 am) each day following the hours of operation of the licensed

premises, such that the above-described areas shall be free from all such litter, trash and other discarded items as may be generated by and/or associated with licensee's operations.

f. The licensee shall install "zero tolerance" signs inside its premises and at or adjacent to the entry to the premises, containing language indicating that patrons will be prosecuted to the fullest extent of the law for any possession, sale or distributions of any drugs, controlled substance or drug paraphernalia. This is designed to discourage drug activity occurring at or on the licensed premises.

g. The licensee shall cease all sales of alcohol at 1:30 am and shall cease the playing of all music at 1:45 am.

This measure is designed to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the licenses premises at the same time, resulting in loitering around the licensed premises and in the street blocking traffic and inhibiting the dispersal of other patrons from the licensed premises and from the area.

h. The licensee shall install a policy that on nights when patrons ages eighteen years of age (18) through twenty years of age (20) may be admitted to the premises along with patrons aged twenty-one years (21) and over, such patrons over the age of twenty-one years (21) shall be required to wear secure wrist bands of a color differentiated from wrist bands required to be worn by patrons under the age of twenty-one years (21). All such wristbands shall be incapable of being reattached once removed in order to prevent violations of law prohibiting sales of alcohol to persons under twenty-one years of age (21).

i. The licensee shall securely stow all alcoholic beverages and shall not serve any alcohol whatsoever on those occasions that the licensee provides access to teenagers under the legal drinking age at events commonly referred to as "teen nights." During such events, all alcohol shall be removed from the bar areas and secured.

j. The licensee shall require all security staff, except for undercover security staff employed by licensee, to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall included orange shirts with black block letters stating "SECURITY." This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the licensed premises and in the parking lot to further assist police in identifying personnel when patrolling or responding to complaints or calls.

k. The licensee shall institute a policy of providing security staff in a ratio of one (1) security employee for each fifty (50) patrons, and that such security personnel be stationed in the parking lot area of the premises at all times during the hours of operation to control and supervise the parking lot area, not only with regard to parking, but with regard to the conduct and behavior of the patrons while on the licensed premises. Parking attendants and valet parking staff shall not counts as "security staff" in calculating the proper ratio of security staff to patrons. The ration of one (1) security employee for every fifty (50) patrons is only for those security personnel who are being identified and/or are in uniform. Any undercover personnel the licensee wishes to employ are in addition to the one per fifty patron security ratio. This measure is designed to ensure that the security staff employed by the licensee is sufficient to handle the number of patrons in attendance on a given night so as to constitute a visible, identifiable, and adequate security presence, to discourage unlawful, disorderly, or hazardous activities within the premises and in the parking lot.

l. On promotional nights, licensee will coordinate with the Sayreville Police.

**MAY 27, 2025
REGULAR/AGENDA
MEETING**

m. On a weekly basis, licensee will deliver in person, mail, or fax a copy of the E-141-A list, commonly known as the employee list, to the Sayreville Police Department. DJ's, dancers, and other entertainers are to be included as employees, as per ABC rules.

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

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-128

WHEREAS, PSP Pride Corporation, t/a Last Call, is the holder of Plenary Retail Consumption License #1219-33-045-006 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 219 Washington Rd., Sayreville, New Jersey (the "Licensed Premises"); and

WHEREAS, the Licensee has made application for the renewal of Plenary Retail Consumption License No. 1219-33-045-006 for the **2025-2026 license term**; and

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

BE IT AND IT IS HEREBY RESOLVED that Plenary Retail Consumption License Number 1219-33-045-006, PSP Pride Corp is hereby **renewed for the 2025-2026 license term**, subject to the following conditions as contained in the Settlement Agreement approved by Resolution #2010-141, adopted on June 28, 2010 and remaining on the license:

- Licensee shall be required to employ at least one individual who is solely responsible for security of the Licensed Premises on Fridays and Saturdays between the hours of 7PM and 2AM or until closing. The Licensee shall require all security staff (except for undercover security staff employed by the Licensee) to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block lettering stating "SECURITY." This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot, to further assist police in identifying security personnel when patrolling or responding to complaints or calls.

- During the period of June 15 through September 15, the Licensee shall be required to employ at least one individual who is solely responsible for security of the Licensed Premises on Fridays and Saturdays between the hours of 9PM and 2AM or until closing. The Licensee shall require all security staff (except for undercover security staff employed by the Licensee) to wear clothing or uniforms which are highly visible and well marked on the front and rear. This shall include orange shirts with black block lettering stating "SECURITY." This measure is designed to ensure that security staffers constitute a visible, identifiable and adequate security presence to discourage unlawful, disorderly, or hazardous activities within the Licensed Premises and in the parking lot, to further assist police in identifying security personnel when patrolling or responding to complaints or calls.
- Licensee shall be responsible for ensuring that there will be no parking of motorcycles on the sidewalks adjacent to the Licensed Premises.
- A sign shall be prominently displayed to prohibit parking of any vehicles on the sidewalk near the Licensed Premises.
- Licensee shall maintain in good condition security cameras, lighting and there must be more than one (1) employee present at the licensed premises while in operation.

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

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-129

WHEREAS, 980 Infinity, Inc., t/a Wine Infinity Discount Beer & Spirits, is the holder of Plenary Retail Distribution License #1219-44-047-010 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 980 Rt. 9 So., South Amboy, NJ; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Distribution License No. **1219-44-047-010 980 Infinity, Inc., t/a Wine Infinity Discount Beer & Spirits**; and

RESOLUTION #2025-131

WHEREAS, Bombay Sweets Inc., is the holder of Plenary Retail Consumption License No. 1219-33-052-010 issued by the Council of the Borough of Sayreville as the Issuing authority for premises located at 999 Route 9, Parlin, NJ 08859; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-052-010, Bombay Sweets, Inc.**;

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

BE IT FURTHER RESOLVED that the following Conditions remain part of the said license:

- a) The License is renewed subject to the following conditions, which are part of the Licensee’s requirement as outlined in the Stipulation of Settlement agreement dated August 15, 2006 (to Flamingo Liquor, LLC) and remains part of said license that licensee agrees to operate the licensed premises as a Mexican Restaurant or other type of restaurant where the service of food is the primary use of the licensed premises.

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

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-132

WHEREAS, Bello’s Sports Pub, Inc., is the holder of Plenary Retail Consumption License #**1219-33-054-005** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 1 Roosevelt Blvd., Parlin, NJ 08859; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-054-005, Bello’s Sports Pub.**;

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

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

1. That Plenary Retail Consumption License **1219-33-054-005 Bello's Sports Pub, Inc**, located at 1 Roosevelt Blvd., Parlin, NJ in the Borough of Sayreville be and the same is hereby renewed for the **2025-2026 license term**.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-133

WHEREAS, Fidelity Funding Corporation, t/a Brass Monkey Pub, is the holder of Plenary Retail Consumption License #**1219-33-055-003** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 4500 Bordentown Avenue, Sayreville, NJ 08872; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-055-003, Fidelity Funding Corporation, t/a Brass Monkey Pub**; and

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

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

1. That Plenary Retail Consumption License No. **1219-33-055-003 Fidelity Funding Corporation, t/a Brass Monkey Pub**, located at Bordentown Avenue, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby renewed for the 2025-2026 license term.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-134

WHEREAS, Arirang Hibachi Steakhouse & Sushi Bar, is the holder of Plenary Retail Consumption License #**1219-33-057-009** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 986 Route 9 South, Parlin, NJ 08859; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-057-009, Arirang Hibachi Steakhouse & Sushi Bar**; and

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

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

1. That Plenary Retail Consumption License **1219-33-057-009 Arirang Hibachi Steakhouse & Sushi Bar**, located at 986 Rt. 9 So., Parlin, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-135

WHEREAS, Sayreville Memorial Post 4699 VFW of the United States, Inc., is the holder of Plenary Retail Consumption License #**1219-33-059-004** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 575 Jernee Mill Road, Sayreville, NJ 08872; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-059-004, Sayreville Memorial Post 4699 VFW of the United States, Inc.**; and

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

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

1. That Plenary Retail Consumption License **1219-33-059-004 Sayreville Memorial Post 4699 VFW of the United States, Inc.**, located at 575 Jernee Mill Road, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-138

WHEREAS, Columbus Club, Inc., is the holder of Plenary Retail Consumption License #**1219-31-064-001** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at **775 Washington Road, Parlin, NJ 08859**; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-31-064-001, Columbus Club, Inc.**; and

WHEREAS, the applicant has complied with all the necessary requirements including the payment of fees in accordance with the State Statute.

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

1. That Plenary Retail Consumption License **1219-31-064-001 Columbus Club, Inc.**, located at 775 Washington Road, Parlin, NJ in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term**.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-139

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the renewal of Club License No. **1219-31-065-001 VFW Old Bridge Memorial Post #7508**; and

WHEREAS, the applicant has complied with all the necessary requirements including the payment of fees in accordance with the State Statute.

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

1. That Plenary Club License No. **1219-31-065-001, VFW Old Bridge Memorial Post #7508**, located at 17 Bordentown Avenue, Old Bridge, NJ 08857 in the Borough of Sayreville be and the same is hereby renewed for the **2025-2026** license term.

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-140

WHEREAS, Sayreville Memorial Post 4699 VFW, Inc., is the holder of Club License #**1219-31-066-001** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at **575 Jernee Mill Road, Sayreville, NJ 08872**; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Club License No. **1219-31-066-001, Sayreville Memorial Post 4699 VFW, Inc.;** and

WHEREAS, the applicant has complied with all the necessary requirements including the payment of fees in accordance with the State Statute.

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

1. That Club License **1219-31-066-001 Sayreville Memorial Post 4699 VFW, Inc.,** located at 575 Jernee Mill Road, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-141

WHEREAS, 567 Sayreville, LLC t/a In Town Bar Beer Wine & Liquor is the holder of Plenary Retail Consumption License #1219-33-046-007 issued by the Mayor and Council of the Borough of Sayreville as the Issuing Authority; and

WHEREAS, an application has been made for the 2025-2026 renewal term of Plenary Retail Consumption License No. 1219-33-046-007; and

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

BE IT FURTHER RESOLVED THAT Plenary Retail Consumption License #1219-33-046-007, 567 Sayreville, LLC t/a In Town Bar Beer Wine & Liquor, is hereby renewed for the 2025-2026 license year, subject to the following conditions remaining on the license:

a) During hours of operation, the windows and doors of the premises are to be kept closed, provided that music, whether it be from a juke box or radio is in use inside the license premises and that the doors to the establishment may be opened and closed to allow ingress and egress;

(b) At or about the time at which the licensed premises is opened for business in the morning and at or about the time of closing, the licensee shall cause for the property and both sides of Main Street from Boehmurst Avenue to Marsh Avenue to be cleaned

of all discarded liquor bottles, packages, recyclables and such other litter as may have been generated by patrons of the licensed premises; and

(c) A sign shall be prominently displayed to prohibit parking of any vehicles on the sidewalk near the premises.

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

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-142

WHEREAS, Camillo's Restaurant and Pizza is the holder of Plenary Retail Consumption License #1219-33-034-009 issued by the Mayor and Council of the Borough of Sayreville as the Issuing Authority for premises located at 31 MacArthur Avenue, Sayreville, NJ; and

WHEREAS, application has been made to the Borough of Sayreville for the 2025-2026 renewal of Plenary Retail Consumption License No. **1219-33-034-009** held by **Camillo's Restaurant & Pizza, Inc.**; and

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

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

1. That Plenary Retail Consumption License No. **1219-33-034-009** **Camillo's Restaurant & Pizza, Inc**, located at 31 MacArthur Avenue, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-143

WHEREAS, Sayreville Liquor License, LLC, t/a Culo Grosso, is the holder of Plenary Retail Consumption License No. 1219-33-012-009 issued by the Council of the Borough of Sayreville as the Issuing authority for premises located at 1899 Highway No. 35, South Amboy, NJ 08879; and

WHEREAS, application has been made to the Mayor and Borough Council of the Borough of Sayreville for the renewal of Plenary Retail Consumption License No. **1219-33-012-010 Sayreville Liquor License, LLC**; and

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

BE IT FURTHER RESOLVED THAT plenary retail consumption license number 1219-33-012-010, Sayreville Liquor License, LLC is hereby renewed for the 2025-2026 license year, subject to the following conditions as contained in the Settlement Agreement approved by Resolution #2010-140, adopted on June 28, 2010 and remaining on the license:

- Licensee shall provide proper trash receptacles in the parking lot and shall cause Licensee's parking lots and outside premises, as well as all residential areas within a five hundred (500') feet radius of the Licensed Premises, to be cleaned of all litter, trash and other discarded items. Such cleaning shall be accomplished by ten o'clock in the morning (10 AM) each day following the hours of operation of the Licensed Premises such that the above-described areas shall be free from all litter, trash and other discarded items as may be generated by and/or associated with the Licensee's operation. To the extent that residents within such five hundred (500') feet radius consent to permit access to private property for the purposes of such cleaning on private property, Licensee shall cause such private property to be cleaned of all litter, trash and other discarded items, at Licensee's sole cost. This measure is designed to alleviate any problems associated with the accumulation of empty beverage containers, cans, bottles and other debris that result from the operation of the Licensed Premises.
- Licensee shall install soundproofing equipment and/or take any other necessary steps to limit the escape of sound and vibration from the Licensed Premises, sufficient to ensure that no audible sound is transmitted beyond the property line of the Licensed Premises. This measure is designed to alleviate concerns regarding noise levels as recounted from complaints received by members of the council pertaining to the Licensed Premises.
- Licensee shall cease all sales of alcohol at 1:30AM and shall cease the playing of all music at 1:30AM. This measure is designed to facilitate the prompt and orderly exiting of patrons at or before the time of closing and to prevent large groups of patrons from exiting the Licensed premises at the same time, resulting in loitering in and around the Licensed Premises and in the street, blocking traffic and inhibiting the dispersal of other patrons from the Licensed Premises and from the area.

NOW THEREFORE BE IT FURTHER RESOLVED that Borough Clerk is hereby authorized and directed to make the necessary notations or endorsements to the License

certificate and that a certified copy of the within Resolution is to be forwarded by the Borough Clerk to the following:

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

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

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

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

/s/ Joseph Sordillo, Councilman

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-144

WHEREAS, Tap & Growler, LLC is the holder of Plenary Retail Consumption License # 1219-33-039-006 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 361 Main Street, Sayreville, NJ 08872; and

WHEREAS, an application has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 renewal of Plenary Retail Consumption License No. **1219-33-039-006, Tap & Growler, LLC;** and

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

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

1. That Plenary Retail Consumption License No. **1219-33-039-006 Tap & Growler** located at 361 Main Street, Sayreville, NJ 08872 in the Borough of Sayreville be and the same is hereby **renewed for the 2025-2026 license term.**

/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, Councilman

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

MAY 27, 2025
REGULAR/AGENDA
MEETING

- **CORRESPONDENCE:**

- A. Departmental Reports for April, 2025

- B. Minutes from Boards/Commission

1. Rent Leveling Board – May 13, 2025.
2. Cultural Arts Council – May 7, 2025.

- C. Retirement/Resignations received from the following:

1. Jeff Schnitzer from Cultural Arts Council effective immediately
2. Gary Bronne from Morgan Hose & Chemical Co. No. 1 effective immediately.

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

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

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Progress.

- **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on the Memorial Day Parade, Senior Day and the Patriotic Flags.
- 2) Planning Board accepted the areas in need of redevelopment.

- **PUBLIC SAFETY – Councilman Colaci**

- 1) Gave an update on the Route 9 fatal crash.
- 2) Sgt. Engelbrecht, Det. Lugo and Det. Zebrowski are being honored for their work on “Operation Cruel Summer.”
- 3) Commented on the Fire Department Memorial Service and the Memorial Day Parade.

- **PUBLIC WORKS – Councilwoman Novak**

- 1) Commented on the Patriotic Flags, Memorial Day events and Senior Day.
- 2) Recycling bins will now be automated.
- 3) She stated that Rules of Order state that nothing goes on the business agenda unless it has been discussed and approved by the Council.

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

- 1) Thanked everyone for a great Memorial Day Parade.
- 2) Cleaned up at the Community Garden.

- **RECREATION – Council President Roberts**

- 1) Commented on the Memorial Day Parade and the VFW event.

- **MAYOR – Kennedy O’Brien**

- **GENERAL DISCUSSION AGENDA ITEMS**

- **Admin. & Finance**

- 1) Authorization for the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for the following:
 - a) Block 447.07, Lot 15 in the amount of \$5,542.87.

- Resolution.

- **Planning & Zoning**

- Public Safety

1) Coin toss request for the corner of Washington & Ernston Road received from the following:

- a) Head over Heels Parent Association on July 26 & 27, 2025.
- b) Knights of Columbus on October 11 & 12, 2025.

- Approved.

2) Application for membership as a Firefighter received from the following:

- a) Juan Alvarado accepted by Melrose Hose Co. No. 1 at their March 31, 2025 meeting.

- Approved.

- Public Works

1) Authorization to advertise for the receipt of bids for Electrical Work and Repairs, as needed.

- Resolution.

- Recreation

- Water & Sewer/Environmental

1) Authorization to award contracts for Water Department Chemicals. (Bids are being received on June 4, 2025.)

- Resolution.

➤ **Business Administrator - Glenn Skarzynski**

➤ **C.F.O. - Danielle Maiorana**

➤ **BOROUGH ENGINEER - Jay Cornell**

1) 2023 Roadway Paving and Reconstruction Project – Phase I – Closeout of Contract and Change Order (Report Attached).

- Resolution.

2) 34 Patton Drive – Bond Release Request (Report Attached).

- Resolution.

3) Improvements to Jerry Ust Recreation Complex – Receipt of Bids (Report Attached).

- Resolution.

4) 2024 Roadway Paving and Reconstruction Project – Phase I (Verbal Report).

- Resolution.

➤ **BOROUGH ATTORNEY - Joseph Sordillo**

● **PUBLIC PORTION**

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

Those commenting were:

- Arthur Rittenhouse, Shade Tree Commission Chair

Mr. Rittenhouse commented on the ordinance that was pulled from the agenda. He commented on issues the Shade Tree Commission has.

- Jennifer Stricka, 25 Sherwood Road

Ms. Stricka commented on the timing of the light at Main Street and Main Street Extension.

MAY 27, 2025 REGULAR/AGENDA MEETING	
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- Alberto Rios

Mr. Rios commented on the Memorial Day Parade. He commented on Shade Tree Commission ordinance.

- Tom Fritzen, 143 Main Street

Mr. Fritzen commented on the Memorial Day Parade. He stated he would like to see more of a police presence on Main Street. Mr. Fritzen commented on the lights being on during inclement weather at the parks. He commented on garbage can issues.

- Heather Yanone-Pawski, 71 Zaleski Drive

Ms. Pawski commented on the Shade Tree Commission ordinance that was pulled. She stated that things are being decided without Shade Tree being a part of it.

- Jim Robinson

Mr. Robinson commented on people being able to participate through zoom at the Recreation Building and not from home. He commented on the Mayor exceeding his legal authority. Mr. Robinson questioned the status of the cable ordinance.

- Anonymous

He commented on his rights.

- Anonymous

He commented on the murder trial of former Councilwoman Dwumfour. He commented on the sex predators that were found at the Circle Motel in 2021.

- Frank Terzino, 32 Canal Street

Mr. Terzino commented on the Shade Tree Commission.

**Council President Roberts made a motion to close the Public Portion.
Seconded by Councilman Colaci.**

Roll Call: Voice Vote, all Ayes.

Mayor commented on the individuals who act in an offensive manner at council meetings in order to file a lawsuit to make money. He commented on people going into municipal buildings to record and the Borough has taken steps to ensure the safety of the employees.

Councilwoman Novak stated that those people keep blaming the Sayreville Police Dept. for the Councilwoman's death. She questioned if the pulled ordinance will be placed on the next agenda for discussion.

Mayor responded that it would be.

- **ADJOURNMENT**

No further business Council President Roberts made a motion to adjourn.
Seconded by Councilwoman Novak.

Roll Call: Voice Vote, all Ayes.

Time 8:30 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____