

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 June 16, 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
Jeanmarie O'Leary, Keyboarding Clerk II
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 27, 2025 - Regular/Agenda Session

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**

- ❖ **Parks & Recreation Month Proclamation**

Proclamation

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including Sayreville; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens, and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation areas are fundamental to the environmental well-being of our community; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the Borough of Sayreville recognizes the benefits derived from parks and recreation resources

NOW, THEREFORE, I, Kennedy O’Brien, Mayor of the Borough of Sayreville, do hereby designate the month of July, 2025 as Parks and Recreation Month.



IN WITNESS WHEREOF, I have caused this Proclamation to be issued and the official seal of the Borough duly affixed this 16th day of June, 2025

A handwritten signature in blue ink, appearing to read "XOB", is written over a horizontal line.

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

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

❖ **Shade Tree Poetry Contest Winners**

Members of the Shade Tree Commission handed out certificates to the winners.

First Place – Penelope Haney, Rosa Ortega, Lunia Martinez

Second Place – Hannah O’Halloran, David Dos Santos, Vincenzo Rivera

Third Place – Mia Alvarado, Kareem Fields, Abiageal McCarthy

• **EXECUTIVE SESSION**

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

RESOLUTION FOR CLOSED SESSION

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

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

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

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

- Attorney – Client Privilege – Contract Negotiations – Environmental Legal Counsel

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

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

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

/s/ Donna Roberts, Council President

APPROVED:

/s/ Kennedy O'Brien, Mayor

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

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

Time: 7:14 PM

Reconvene:

Council President Roberts made a motion to reconvene. Motion was seconded by Councilwoman Novak.

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

Time: 7:28 PM

Council President Roberts made a motion to appoint Meyner & Landis LLP as Special Counsel. Seconded by Councilwoman Novak.

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

Borough Attorney stated that the appointment that was just made was a professional service appointment for Special Environmental Legal Counsel and a resolution will be listed memorializing that appointment at our next meeting.

- **OLD BUSINESS:**
Borough Clerk read the following:
 - a) Resolution received from the Sayreville Planning Board following a meeting on May 21, 2025 recommending Block 174, Lots 1.01 & 1.02 be designated as an Area in Need of Redevelopment.
 - b) Resolution received from the Sayreville Planning Board following a meeting on May 21, 2025 recommending Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02 and 7, and Block 14, Lot 1 be designated as an Area in Need of Redevelopment.
 - c) Public Hearing on the following Ordinances: NONE
 - d) Appointments
Council President Roberts made the following appointments:

CULTURAL ARTS

- | | | |
|-------|--------|-----------------|
| 1 Yr. | Member | Kelly Esposito |
| 1 Yr. | Member | Margaret Grande |

Councilwoman Novak made a motion to approve the appointments. Seconded by Councilwoman Roberts.

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

- **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 questioned what properties are being put into the redevelopment plans.
Councilman Zebrowski responded that one is for the JCP&L site and the other one is for the Sunshine Biscuits and other properties on Jernee Mill Road.
Mr. Robinson suggested the bus depot go on a portion of the Sunshine Biscuits property. He commented on property taxes and pilots.

No further 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 #25-03049, 25-03077, 25-03078, 25-03079 on Resolution #2025-145), Colaci, Novak (abstained on Resolution #2025-170 & #2025-171), Synarski, Zebrowski, all Ayes.

RESOLUTION #2025-145

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 June 16, 2025 in the amount of \$2,122,549.25 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-146
**DECLARE BLOCK 447.07, LOT 15 AS TAX EXEMPT AND TO
CANCEL TAXES DUE FROM January 17, 2025**

WHEREAS, the Tax Assessor, by way of a May 9, 2025 memorandum, has requested that the Borough Council cancel the taxes due from January 17, 2025 through June 30, 2025 for the property known as Block 447.07, Lot 15 and declare said property tax exempt as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from January 17, 2025 through June 30, 2025 for Block 447.07 Lot 15.
2. That the Borough Council hereby declares Block 447.07, Lot 15 tax exempt pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/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 #2025-147

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to advertise for the receipt of bids for Electrical Work and Repairs, as needed.

/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

RESOLUTION #2025-148

WHEREAS, on June 4, 2025 the Mayor and Council of the Borough of Sayreville, have received bids for various Water Department Chemicals, and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$1,319,733.75 is available in Account No. 5-05-55-120-368.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025, that:

1. Contract for “Water Department Chemicals” be awarded to the following:

- Kemira Water Solutions – Ferric Chloride \$43,575.00
- Carmeuse – Hydrated Lime \$474,100.00
- Univar Solutions – Sodium Hypochlorite \$737,500.00, Sodium Bisulfite \$5,800.00, Sodium Hydroxide \$18,315.00
- George S. Coyne Chemical – Sulfuric Acid \$17,671.25, Citric Acid \$22,772.50

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

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

/s/ 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 #2025-149

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

- Project: 2023 Roadway Paving and Reconstruction Project – Phase I
- Contractor: Stilo Excavation, Inc.
2907 S. Clinton Avenue
South Plainfield, NJ 07080
- Net Decrease: \$317,295.88
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

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

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:



/s/ Mary J. Novak, Councilwoman
(Public Works Committee)

/s/ Joseph Sordillo, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien
Mayor

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



4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$78,456.62 and the approval of same as to form and sufficiency by the Borough Attorney.

/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

/s/ Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2025-151

WHEREAS, Mark Moniello has posted a landscaping bond in the amount of \$600.00 for Block 168.04, Lot 12, Patton Drive;

WHEREAS, the Borough Engineer's Office has recently performed a site inspection and has indicated that the required work has been completed and has recommended the release of said bond.

NOW, THEREFORE, BE IT RESOLVED that the proper Borough Officials are hereby authorized and directed to release said performance bond in the total amount stated.

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

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

/s/ Joseph Sordillo, Borough Attorney

/s/ Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2025-152

WHEREAS, on May 13, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Improvements to Jerry Ust Recreation Complex”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$3,688,057.00 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025 that:

1. Contract for the “Improvements to Jerry Ust Recreation Complex” be awarded to Precise Construction, Inc., 1016 Highway 33, Freehold, NJ 07728 on their bid price with deletion items of \$3,688,057.00, subject to the waiver of minor

irregularities.

/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 CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-153

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a contract to purchase and install sports lighting at Jerry Ust Recreational Complex from Musco Sports Lighting, LLC, 100 1st Avenue West, Oskaloosa, IA 52577 through Education Services Commission Co-op Contract #24/25-06 in an amount not to exceed \$721,140.00.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$721,140.00 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

/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 CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-154

BE IT RESOLVED that the proper Borough officials are hereby authorized to award a contract to purchase and install turf field at Jerry Ust Recreational Complex from Field Turf USA, Inc., 175 N. Industrial Blvd. NE, Calhoun, GA 30701 through Keystone Purchasing Network Contract #KPN 202401-01 in an amount not to exceed \$461,997.47.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$461,997.47 is available in Account No. G-02-03-310-100 and G-02-03-320-100.

/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 CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-155

WHEREAS, on June 5, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “2024 Roadway Paving and Reconstruction Project – Phase I”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$1,889,668.00 is available in Account No. C-04-55-037-210.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 16th day of June, 2025 that:

- 1. Contract for the “2024 Roadway Paving and Reconstruction Project – Phase I” be awarded to MECO, Inc., P.O. Box 537, Clarksburg, NJ 08510 on their bid price of \$1,889,668.00, subject to the waiver of minor irregularities.

/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 CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-156

A RESOLUTION APPROVING THE EXTENSION OF THE PLENARY RETAIL CONSUMPTION LIQUOR LICENSE (1219-33-058-008) FOR STEVEN MITNICK, ASSIGNEE FOR THE BENEFIT OF CREDITORS OF PURE EVENT CENTER, INC.

WHEREAS, an application has been received by the Borough Clerk for an extension of the Plenary Retail Consumption Liquor License #1219-33-058-008 in the Borough of Sayreville (the “License”), filed by Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., the current holder of the license; and

WHEREAS, Pure Event Center, Inc., the License holder, was engaged in the business of offering entertainment services for weddings, bar/bat mitzvahs and other social events, with its place of business being located at 1970 NJ Route 35, South Amboy, New Jersey; and

WHEREAS, in connection with a probate matter pending in the New Jersey, Union County Surrogate’s Court, entitled In the Matter of the General Assignment for the Benefit of Creditors of: Pure Event Center, Inc., Docket No. T5514, Pure Event Center, Inc., assigned all of its assets and estates to Steven Mitnick, Esq., in trust for the benefit of its creditors, which includes the License; and

WHEREAS, the License expired as of June 30, 2024; and

WHEREAS, Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., filed the application with the Borough for an extension of the License in connection with a potential future sale and/or transfer of the License in order to satisfy all claims of creditors; and

WHEREAS, the application for the extension of the License has been reviewed and investigated by the appropriate Borough officials, which has been found to be satisfactory; and

WHEREAS, subject to the terms and conditions set forth herein, the Mayor and Borough Council find it to be appropriate to grant the application for the extension of the License.

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 authorizes and approves the application for the extension of the Plenary Retail Consumption Liquor License #1219-33-058-008, now held by Pure Event Center, Inc., with the application having been filed by Steven Mitnick, Esq., Assignee for the Benefit of Creditors of Pure Event Center, Inc., subject to the following terms and conditions:

- 1. The applicant shall obtain any and all special permits from the New Jersey Division of Alcoholic Beverage Control that may be required for the extension of the License.
- 2. The applicant, or other appropriate person or entity, shall file the required person-to-person and/or place-to-place application(s) in connection with any future sale or other transfer of the License in connection with the satisfaction of the creditors’ claims.
- 3. The applicant shall, if applicable and required, obtain any and all approvals/orders from the New Jersey Superior Court in connection with the extension of the License, and any future sale or other transfer of the License.

BE IT FURTHER RESOLVED that the appropriate Borough officials and professionals are hereby authorized to take all required actions to effectuate the authorizations 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

BE IT FURTHER RESOLVED that the Mayor and Council are hereby authorized to submit an electronic grant application identified as SST-2026-Bordentown Avenue

Pedestrian Improvements-00020 to the New Jersey Department of Transportation on behalf of the Borough of Sayreville.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to sign the grant application on behalf of the Borough of Sayreville and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

/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 #2025-159

WHEREAS, Costa Verde Corporation, is the holder of Plenary Retail Consumption License No. 1219-33-019-009 issued by the Mayor and Council of the Borough of Sayreville as the Issuing authority for premises located at Route 9 & 35, South Amboy, NJ 08879; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the 2025-2026 licensing 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. **1219-33-019-009, Costa Verde Corporation, t/a Costa Verde Restaurant**, located at U.S. Routes 9 & 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, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-160

WHEREAS, Fernandes 3, LLC, t/a Fernandes 3 Steakhouse is the holder of Plenary Retail Consumption License #**1219-33-060-009** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 1776 Highway #35, South Amboy, NJ 08879; and



/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-162

WHEREAS, Sayreville PRII Liquor License I, LLC, is the holder of Plenary Retail Consumption License #**1219-33-051-006, a pocket license** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for the **2025-2026 license term**; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing 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 THAT Plenary Retail Consumption License Number 1219-33-051-006, Sayreville PRII Liquor License I, LLC (pocket license) is hereby renewed for **the 2025-2026 license year**;

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

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, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-163

WHEREAS, Sayreville PRII Liquor License II, LLC, is the holder of Plenary Retail Consumption License #**1219-33-004-004, a pocket license** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for the **2025-2026 license term**; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; 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 1219-33-004-004, Sayreville PRII Liquor License II, LLC (pocket license) is hereby renewed for **the 2025-2026 license year**;

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



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

/s/ Joseph Sordillo, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien
Mayor

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

/s/ Joseph Sordillo, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Kennedy O'Brien
Mayor

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. **1219-44-035-005 Krupa South Amboy, LLC, t/a The Liquor Shed**, located at 467 South Pine Avenue, 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, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-166

WHEREAS, Marullo 3, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-056-009 (the “Licensee”), issued by the Council of the Borough of Sayreville as the Issuing authority (the ‘Issuing Authority’) for premises located at 777 Washington Road, Parlin, NJ; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; 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 1219-33-056-009, Marullo 3, LLC is hereby renewed for the 2025-2026 license year.

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

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, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-167

WHEREAS, DeJaVu3, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-021-010 issued by the Council of the Borough of Sayreville as the Issuing authority for premises located at 1979 Highway No. 35, South Amboy, NJ 08879; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; and

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

BE IT FURTHER RESOLVED THAT plenary retail consumption license number 1219-33-021-010, DeJaVu3, LLC is hereby renewed for the 2025-2026 license year, ***subject to the following conditions as contained in Appendix A, attached hereto and made part thereof***

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, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

APPENDIX A

CONDITIONS TO REMAIN ON P.R.C.L. # 1219-33-021-010
Deja Vu3, LLC

BE IT FURTHER RESOLVED THAT Plenary Retail Consumption License Number 1219-33-021-010, is renewed to Deja Vu3, LLC, subject to the following conditions remaining on the license:

1. Licensee solely operates this license at the site as a Restaurant with a Bar.
2. The theme of the facility is an Asian/Mexican food driven facility, with the trade name of “Juan Lee” which is indicative of its food theme.
3. Licensee will be permitted to open seven (7) days a week.
4. Licensees hours of operation will be:

- Sunday through Wednesday from 12:00 Noon to 12:00 A.M. closing.
- Thursday, Friday and Saturday from 12:00 Noon to 1:00 A.M. closing.

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

5. The Licensee will only market and use the facility and license as a restaurant and not as a nightclub. There is to be no outside promoters hired and there will be no promotion or marketing of nightlife events.
6. Licensee will ensure alcoholic beverages are only consumed inside the establishment and will strictly enforce a policy that prohibits open containers of alcoholic beverages outside the premises, including but not limited to the sidewalk and in the parking lot.
7. Licensee is to post signage at the EXIT doors stating: NO ALCOHOLIC BEVERAGES ARE PERMITTED BEYOND THIS POINT”.
8. Licensee shall install signage inside the Licensed Premises, at or adjacent to the entrance to the premises, which will provide in bold letters “**Illegal Conduct Will Not Be Tolerated**”.
9. There will be no dance floor, so therefore, there is to be no equipment or furniture moved or reconfigured to provide for a dance floor surface and no tables and chairs will be removed from the dining area at any point during the hours of operation.
10. There will be no live entertainment permitted, including but not limited to bands, DJ’s, dancers, comedy performers, etc.
11. Licensee shall continue to implement and provide valet parking for its patrons on all nights of operation. The Chief of Police may grant a waiver, on occasion, of the valet parking requirement if the Licensee demonstrates, to the reasonable satisfaction of the Chief of Police, that Licensee’s level of occupancy on a specific 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, without the approval of the Chief of Police.
12. The above-described valet parking requirement shall remain in effect unless and until a recommendation for other appropriate traffic control procedures, developed by a licensed traffic or civil engineer or consultant at Licensee’s expense, is received and approved by the Mayor and Council as a substitute measure.
13. Licensee shall institute a policy and instruct its parking lot 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 ensure that traffic jams do not occur but 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 lots to accommodate additional cars.
14. Licensee shall coordinate with the Police Department to determine whether and how many security employees are required based on the number of patrons expected. All such security personnel, except those acting in an undercover capacity, shall wear clothing that permits ready identification by members of the Sayreville Police Department. Licensee agrees to submit security shirt design to the Police Department.

Jessica Morelos, RMC
Municipal Clerk

RESOLUTION #2025-168

WHEREAS, Shree Ram Enterprises, LLC, is the holder of Plenary Retail Consumption License #1219-33-025-011 issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premise located at 3067 Bordentown Avenue, Parlin, 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. **1219-33-025-011 Shree Ram Enterprises, 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. **1219-33-025-011** held by **Shree Ram Enterprises, LLC**, located at 3067 Bordentown Avenue, Parlin, NJ 08859 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, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-169

WHEREAS, Bass Pro Outdoor World, LLC, is the holder of Plenary Retail Consumption License No. 1219-33-030-006 (the “Licensee”), issued by the Council of the Borough of Sayreville as the Issuing authority (the ‘Issuing Authority”) for a “pocket license” in the Borough of Sayreville, New Jersey; and

WHEREAS, application for renewal has been made to the Mayor and Borough Council of the Borough of Sayreville for the **2025-2026 licensing term**; 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 **1219-33-030-006, Bass Pro Outdoor World, LLC (pocket license)** 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; and

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

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

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, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2025-170

A RESOLUTION DESIGNATING THE PROPERTIES IDENTIFIED AS BLOCK 53.02, LOT 8, BLOCK 54.01, LOTS 1.01, 1.02 AND 7, AND BLOCK 14, LOT 1 AS AN AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, AND AUTHORIZING THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY TO PREPARE A REDEVELOPMENT PLAN.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (“LRHL”) provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Borough Planning Board was directed by the Borough Council

WHEREAS, the Borough Council, by Resolution No. 2024-229, adopted September 23, 2024, authorized and directed the Borough Planning Board (“Board”) to conduct a preliminary investigation in order to investigate whether the properties identified as Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02, and 7, Block, 14, Lot 1 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways (the “Study Area”) meet the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be determined to be a Non- Condemnation Area in Need of Redevelopment under LRHL; and

WHEREAS, the Board authorized and directed Veena M. Sawant, AICP, PP, to conduct the preliminary investigation, as well as prepare a report with maps and exhibits showing the boundaries of the Study Area; and

WHEREAS, Ms. Sawant conducted the preliminary investigation and prepared a Preliminary Investigation Report, dated May 21, 2025, with maps and exhibits showing the boundaries of the Study area and the location of the parcel therein, setting forth the basis of the investigation (the “Report”); and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on May 21, 2025, the Board conducted a public hearing on the preliminary

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the May 21st public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the May 21st public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 21, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” which was memorialized by way of Resolution adopted on May 21, 2025, which is attached hereto and made a part hereof; and

WHEREAS, having considered the Board’s recommendation and the supporting Report, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Borough Council now desires to designate the Study Area as a “non-condemnation area in need of redevelopment,” and to authorize and direct the Sayreville Economic and Redevelopment Agency (“SERA”) to prepare a draft redevelopment plan for the Study Area and to present same to the Borough Council for its consideration.

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

- (1) The foregoing recitals are incorporated herein as if set forth in full.
- (2) The Study Area, which consists of the properties identified as Block 53.02, Lot 8, Block 54.01, Lots 1.01, 1.02, and 7, Block, 14, Lot 1 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non- Condemnation Area in Need of Redevelopment under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (3) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area”.
- (4) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.
- (5) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as a “non-condemnation area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
- (6) Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

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

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

/s/ Joseph Sordillo, Borough Attorney

/s/ Kennedy O'Brien
Mayor

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment,” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

<p>JUNE 16, 2025 REGULAR/AGENDA MEETING</p>	
---	--

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on May 21, 2025, the Board conducted a public hearing on the preliminary investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the May 21st public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the May 21st public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 21, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” which was memorialized by way of Resolution adopted on May 21, 2025, which is attached hereto and made a part hereof; and

WHEREAS, having considered the Board’s recommendation and the supporting Report, the Borough Council agrees with the recommendation of the Board that the Study Area be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, the Borough Council now desires to designate the Study Area as a “non-condemnation area in need of redevelopment,” and to authorize and direct the Sayreville Economic and Redevelopment Agency (“SERA”) to prepare a draft redevelopment plan for the Study Area and to present same to the Borough Council for its consideration.

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

- (8) The foregoing recitals are incorporated herein as if set forth in full.
- (9) The Study Area, which consists of the properties identified as Block 174, Lots 1.01 and 1.02 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non-Condensation Area in Need of Redevelopment under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (10) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area”.
- (11) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.
- (12) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the “Commissioner”) for review. The Determination of the Study Area as a “non-condemnation area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

- /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 #2025-173

WHEREAS, Peekay Liquors, LLC, t/a The 404 Bar, is the holder of Plenary Retail Consumption License #**1219-33-024-007** issued by the Governing Body of the Borough of Sayreville as the Issuing Authority for premises located at 404 Washington Road, Sayreville, NJ; and

WHEREAS, an application has been made for the **2025-2026 renewal** term of Plenary Retail Consumption License No. **1219-33-024-007, Peekay Liquors, 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 **1219-33-024-007 Peekay Liquors, LLC**, located at 404 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, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-174

RESOLUTION AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE NJ DEPARTMENT OF COMMUNITY AFFAIRS FOR IMPROVEMENTS AT JERRY UST RECREATION COMPLEX

WHEREAS, the Borough of Sayreville desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$500,000.00 to carry out a project to upgrade the Jerry Ust Complex.

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

- 1) that the Borough of Sayreville does hereby authorize the application for such a grant; and,
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant

to the terms of the agreement between the Borough of Sayreville and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they are or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

/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

- **CORRESPONDENCE:**
 - A. Departmental Reports for May, 2025
 - B. Minutes from Boards/Commission
 - 1. Shade Tree Commission – May 15, 2025.
 - 2. Rent Leveling Board – June 10, 2025.
 - C. Retirement/Resignations received from the following:
 - 1. Moira McCormack from Cultural Arts Council effective immediately
 - 2. Gaurang Raval from Shade Tree Commission effective immediately.
 - D. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Sayreville Planning Board on June 18, 2025 at 7:30pm seeking Preliminary and Final Major Site Plan Approval for a bus service and maintenance operation located at 2069 Highway 35.
 - 2. Notice of Public Hearing to be held before the Township of East Brunswick Planning Board on June 18, 2025 at 7:00pm on the adoption of the Township’s Fourth Round Housing Element and Fair Share Plan.

Council President 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) Auditors are working on the 2024 audit.
 - **PLANNING & ZONING – Councilman Zebrowski**
 - 1) Commented on the Father’s Day brunch he attended at Epic Church.
 - 2) Suggested residents contact the Construction Office before during any work to their property.
 - 3) Requested the Borough Planner review the conditional uses in the zoning ordinance.
 - 4) Speed limit will be changed on Main Street.
 - **PUBLIC SAFETY – Councilman Colaci**
 - 1) OEM continues their education.

JUNE 16, 2025 REGULAR/AGENDA MEETING	
--	--

2) Police Department is working on interviewing Police Officer candidates.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Starting August 1st there will be new automated recycling cans and dropped off in July.
- 2) Commented on the Flag Day service.

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

- 1) Thanked everyone who worked on the Main Street issues.
- 2) There is still a need to conserve water.
- 3) Commented on the Community Garden.

➤ **RECREATION – Council President Roberts**

- 1) Library will be closing early on the 17th & 18th due to graduation.
- 2) Fireworks will be held on June 28th.
- 3) Bike rodeo will be held in conjunction with the Farmers Market on June 26th.
- 4) Teen night will be on June 25th.
- 5) Cultural Arts is still working on their events.
- 6) Requested that all members of boards and commissions get a background check.

➤ **MAYOR – Kennedy O'Brien**

Mayor stated that a person was convicted in the murder of Eunice Dwumfour. He stated that our thoughts and prayers are with family. Mayor stated that the St. Stan's Carnival will be Thursday-Saturday.

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Authorization to amend the Shade Tree ordinance.
Council President Roberts made a motion to table. Seconded by Councilman Colaci.
Roll Call: Councilpersons Roberts, Balka, Colaci, Novak, Synarski, Zebrowski, all Ayes.
Borough Attorney explained the procedures for ordinance creation and introduction.
- 2) 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 32.03, Lot 14 in the amount of \$8,532.66.

- Resolution.

- Planning & Zoning

- Public Safety

- 1) Application for membership as a Firefighter received from the following:
 - a) Richard Ramos Castro accepted by Morgan Hose & Chemical Co. No. 1 at their March 6, 2025 meeting.
 - b) Anthony Mastro accepted by Morgan Hose & Chemical Co. No. 1 at their May 1, 2025 meeting.

- Approved.

- 2) Request to travel received from the following:

- a) Melrose Hose Co. No. 1 to attend training on August 6 & 7, 2025 in Jersey City.

- Approved.

- Public Works

- 1) Authorization to enter into a Interlocal Agreement with Middlesex County for disposal of paint.

- Resolution.

- 2) Authorization to extend groundskeeping contracts with Krzyz Landscaping and Custom Care Services for one (1) additional year term and increasing the contract rate for Krzyz Landscaping to \$101,852.48 in accordance with NJSA 40A:11-15.

- Resolution.

- 3) Authorization to purchase 95 Gallon Automated Garbage Cans from IPL North America through HGAC Contract RC-21 in an amount not to exceed \$41,372.23.

- Approved.

- 4) Requests received to hold a block party from the following:
 - a) Residents of Cleveland Avenue on July 5, 2025 from 11am-11pm.

- Approved.

- Recreation

- 1) Application for Special Event received from the following:
 - a) South Amboy/Sayreville Rotary to conduct a Car Show at the VFW located at 575 Jernee Mill Road on June 29, 2025 from 10am-4pm.

- Approved.

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) GenOn wants to give Crab Island to the Borough. He needs authorization for the Borough Attorney to prepare an ordinance for the acquisition of the property. No objections.

➤ **C.F.O. – Danielle Maiorana**

- 1) Authorization to amend the 2025 Local Municipal Budget for the following:
 - DCA Grant – Jerry Ust Recreational Complex - \$500,000.00
 - 2025 Clean Communities Grant - \$103,117.49
 - 2025 Recycling Enhancement Grant \$10,000.00

- Resolution.

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) Borough Hall Walkway Improvement – Receipt of Bids (Verbal Report).

- Resolution.

- 2) The remediation plans and specs for the Old Fire House are being reviewed by the architect.

➤ **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 purchase of a John Deer loader. He commented on the proposed Shade Tree Commission.

- Paul During, 37 Dodd Place

Mr. During commented on the curbs on his street.

- Ken Olchaskey

Mr. Olchaskey commented on the issue of things getting on the agenda without discussion. He commented on the Borough being run as a secret government.

- Heather Yanone-Pawski, 71 Zaleski Drive
Ms. Pawski stated that a part of the walk path is eroding at Fielek Park arboretum. She commented on the proposed Shade Tree Commission and that the piece of equipment got labeled with “Paid by Shade Tree.” Ms. Pawski stated that the Shade Tree oversees the tree bank.

- 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.

- Frank Terzino, Canal Street
Mr. Terzino thanked the council for tabling the ordinance.

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

Roll Call: Voice Vote, all Ayes.

Mayor commented on the council meetings throughout the years. He stated the Borough is here to provide services to the residents. Mayor stated if anyone thinks the Borough is doing something wrong, go to the prosecutor. He commented on the aids in his office. Mayor stated that piece of equipment was purchased under the last mayor. He stated that Jim Robinson is the campaign strategist for the Democratic party this year.

• **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:39 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____