



The Borough of Sayreville

REGULAR/AGENDA MEETING July 21, 2025

1. CALL TO ORDER

- Short Prayer
- Salute to Flag
- Statement of Publication
- Roll Call

2. APPROVAL OF PRIOR MINUTES OF THE MAYOR AND COUNCIL:

(Motion to approve, subject to correction if necessary)

- | | | |
|-----------------|---|--|
| ✂ May 13, 2025 | - | Receipt of Bids (Improvements to the Jerry Ust Recreational Complex) |
| ✂ June 16, 2025 | - | Regular/Agenda and Executive Sessions |
| ✂ July 8, 2025 | - | Receipt of Bids (Borough Hall Walkway Improvements) |

3. PROCLAMATION & PRESENTATIONS:

- ❖ GoNetspeed Presentation
- ❖ Fragile X Syndrome Proclamation
- ❖ Certificate of Recognition – Melissa Vazquez

4. EXECUTIVE SESSION:

- ❖ Attorney-Client Privilege - Contract Negotiation - RLUIPA Attorney

5. OLD BUSINESS:

- Public Hearing on the following Ordinances:
- Appointments

6. NEW BUSINESS:

- Introduction of the following ordinances:

ORDINANCE #18-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S GENERAL DESIGN
STANDARDS WITH REGARD TO PARKING AREAS
IN FRONT YARDS IN RESIDENTIAL DISTRICTS**
(Planning & Zoning Committee- Co. Zebrowski – Public Hearing 8-18-25)

ORDINANCE #19-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ESTABLISHING RESIDENCY REQUIREMENTS
FOR ALL APPOINTMENTS TO BOROUGH BOARDS,
COMMISSIONS AND COMMITTEES**
(Sponsor- Co. Roberts – Public Hearing 8-18-25)

ORDINANCE #20-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE REDUCING THE SPEED LIMIT
ON A PORTION OF MAIN STREET**
(Public Safety Committee- Co. Colaci – Public Hearing 8-18-25)

ORDINANCE #21-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH'S SUBMISSION AND
CHECKLIST REQUIREMENTS FOR LAND USE AND
ZONING PERMIT APPLICATIONS**
(Planning & Zoning Committee- Co. Zebrowski – Public Hearing 8-18-25)
(Co-Sponsored by Co. President Donna Roberts)

ORDINANCE #22-25

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
AN ORDINANCE ACCEPTING THE DONATION OF
CRAB ISLAND FROM GenOn REMA, LLC**
(Admin & Finance Committee- Co. Balka – Public Hearing 8-18-25)



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7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- | | |
|----------|--|
| 2025-175 | Resolution approving bills for payment. |
| 2025-176 | Authorizing the Tax Collector to refund 2024 and 2025 taxes in the amount of \$8,532.66 and cancelling all subsequent billed taxes, due to 100% Disabled Veteran Tax Exemption, covering Block 32.03, Lot 14. |
| 2025-177 | Authorizing the execution of an Interlocal Services Contract with the County of Middlesex for the disposal of paint at Fort Grumpy for a five year period. |
| 2025-178 | Authorizing the extension of a contract for grounds-keeping with Krzyz Landscaping and Custom Care Services for one (1) additional one (1) year term and increasing the contract rate for Krzyz Landscaping to \$101,852.48 in accordance with NJSA 40A:11-15. |
| 2025-179 | Requesting approval for the insertion of an item of revenue in the 2025 Local Municipal Budget.
- Clean Communities Grant - \$103,117.49 |
| 2025-180 | Requesting approval for the insertion of an item of revenue in the 2025 Local Municipal Budget.
- DCA Grant – Jerry Ust Recreational Complex - \$500,000.00 |
| 2025-181 | Requesting approval for the insertion of an item of revenue in the 2025 Local Municipal Budget.
- 2025 Recycling Enhancement Grant - \$10,000.00 |
| 2025-182 | Awarding the Contract for the Borough Hall Walkway Improvements to Z Brothers Concrete Contractors of Sayreville for their low bid price of \$217,950.60 subject to wavier of minor irregularities. |
| 2025-183 | Authorizing the appointment of Zachariah Schlichte as the Designated Municipal Housing Liaison. |
| 2025-184 | Authorizing the extension of a Shared Service Agreement between the Borough of Sayreville and Twp. of Woodbridge for various services on an on needed basis, for an additional two-year term. |
| 2025-185 | Approving the renewal of Liquor License #1219-33-031-006, Shiv Akshar LLC, received for the 2025-2026 (pocket license). |
| 2025-186 | Approving the renewal of Liquor License #1219-33-010-005, Peg & Pub, LLC (pocket license) with conditions for the 2025-2026 Licensing Term. |
| 2025-187 | Approving the renewal of Liquor License #1219-33-058-009, Steven Mitnick, Assignee for the Benefit of Creditors of Pure Event Center, Inc. (pocket license) with conditions for the 2025-2026 Licensing Term. |



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- 2025-188 Authorizing the CDBG Coordinator to submit the 2025 Annual Action Plan to HUD. The CDBG Committee proposes to use the 2025 allocation of \$227,914.00 as follows:
- a) Public Infrastructure (Roads [Oak Street], Parks, Facilities) - \$205,123.00.
 - b) General Administration - \$22,791.00
- 2025-189 Amending/correcting the contract amount in Resolution #2025-155 not to exceed \$1,163,183.50.
- 2025-190 Authorizing the adjustment of the bid threshold from \$44,000.00 to \$53,000.00.
- 2025-191 Authorizing and approving the Subcontract Agreement with Rutgers University for the South River Ecosystem Restoration project for a period of three years in an amount not to exceed \$427,345.00 which is included in the Coastal Resilience Grant.
- 2025-192 Memorializing the Professional Services Appointment of Meyner and Landis, LLP of Newark, NJ as Litigation Counsel for the year 2025.
- 2025-193 Awarding an emergency contract for repairs to the Borough Hall Elevator to Atlas Elevator in an amount not to exceed \$135,000.00.
- 2025-194 Authorizing Tax Collector to extend the grace period for the 3rd tax quarter to August 29, 2025 due to the delay in the certification of the 2025 tax rate.
- 2025-195 Resolution referring to the Planning Board various properties within the Borough for study as areas in need of redevelopment and rehabilitation. (adding additional language to Resolution 2025-68)
- 2025-196 Resolution referring to the Planning Board various properties within the Borough for study as areas in need of redevelopment and rehabilitation. (adding additional language to Resolution 2024-289)
- 2025-197 Resolution endorsing the Planning Board's adoption of the Housing Element & Fair Share Plan in connection with the Borough's 4th Round affordable housing compliance.

8. CORRESPONDENCE:

- A. Departmental Reports for June, 2025
- B. Minutes from Boards/Commission
 - 1. Shade Tree Commission – June 9, 2025.
 - 2. Planning Board – May 7, 2025, May 21, 2025, June 4, 2025 & June 18, 2025 .
- C. Retirement/Resignations received from the following:
 - 1. Resignation received from Kevin Smith from Morgan Hose & Chemical Co. No. 1, effective November 7, 2024.
- D. Planning Board Resolution which was memorialized on June 18, 2025:
 - 1. Resolution of approval for Minor Subdivision 43 Pershing Avenue, Block 83.17, Lot 12.



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E. Planning Board Resolution which was memorialized on July 16, 2025:

1. Resolution of approval for Preliminary and Final Major Site Plan and Bulk Variances for Prestige Plumbing & Heating, Inc., 2060 Highway 35, South Amboy.

F. Notice of Public Hearing:

1. Notice of Public Hearing to be held before the Township of Woodbridge Council on July 22, 2025 at 6:00pm amending the Land Use and Development Ordinance Chapter 150-41 entitled Open Space Conservation and Public/Quasi-Public Zone.
2. Notice of Public Hearing to be held before the Sayreville Board of Adjustment on July 23, 2025 at 7:30pm seeking approval of a Minor Site Plan including an approval of Use Variance and Variance with respect to parking requirements located at 306 Jernee Mill Road.
3. Notice of Public Hearing to be held before the Township of Old Bridge Zoning Board of Adjustment on July 31, 2025 at 7:30pm seeking approval for a bulk use variance with respect to a widened driveway and paver patio.
4. Notice of Public Hearing to be held before the Township of Old Bridge Council on August 12, 2025 for their Ordinance 25-21 Amending the "Redevelopment Plan for the Jake Brown Road and Hwy 9 and the intersection of White Oak Lane and Jake Brown Road".

9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PLANNING & ZONING – Councilman Zebrowski**
- **PUBLIC SAFETY – Councilman Colaci**
- **PUBLIC WORKS – Councilwoman Novak**
- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**
- **RECREATION – Council President Roberts**
- **MAYOR – Kennedy O'Brien**

10. 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 107, Lot 9 in the amount of \$2,172.67. - **Resolution Needed**
- 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 32.01, Lot 31 in the amount of \$144.92. - **Resolution Needed**
- 3) Authorization for membership in the OMNIA Partners Cooperative, 5001 Aspen Grove Drive, Franklin, TN 37067. - **Resolution Needed**

- Planning & Zoning



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- Public Safety

- 1) Authorization to purchase ballistic vests from Action Uniform through Armor Express NJ State Contract #17-FLEET-00763 in an amount not to exceed \$31,662.60. - Approve/Deny
- 2) Authorization to award a contract for annual software maintenance services with Queues Enforth Development, Inc (QED), through NJ State Contract #T0109/A83889 in an amount not to exceed \$36,241.00. - Approve/Deny
- 3) Request to travel received from the following:
 - a) The Sayreville Fire Department to attend the Annual Firemen's Convention in Wildwood, NJ on September 11-September 14, 2025. Approve/Deny

- Public Works

- 1) Requests received to hold a block party from the following:
 - a) Residents of Pinetree Drive between Cypress Drive and Buttonwood Drive on August 30, 2025 (Rain date August 31, 2025) from 9am-12am.
 - b) Residents of Ridge Avenue and Milliken Road on July 26, 2025 from 1pm-10pm. - Approve/Deny
- 2) Authorization to purchase paper leaf bags from PABCO through a non-fair and open process in an amount not to exceed \$21,628.80. - Approve/Deny
- 3) Authorization to award a contract for Electrical Work and Repairs. - Resolution Needed

- Recreation

- 1) Application for Special Event received from the following:
 - a) Dwarkadhis Temple to conduct Religious Services and Events on August 16, 2025; October 17-October 22, 2025; November 1, 2025 with an alternate dates of November 2, 2025 or November 8, 2025. Events will take place on their property located at 717 Washington Road, Parlin. - Resolution Needed

- Water & Sewer/Environmental

- 1) Memorializing emergency purchase of a rotary air compressor from Quincy Compressor, 701 North Dobson Avenue, Bay Minette, Alabama 36507, in an amount not to exceed \$71,782.74 - Resolution Needed

➤ Business Administrator - Glenn Skarzynski

- 1) Authorization to promote Anthony Sesely from Truck Drive to Mechanic in the Dept. of Public Works, effective August 1, 2025. - Approve/Deny
- 2) Authorization to appoint Emma Lamperti to Recreation Leader in the Recreation Dept., effective August 16, 2025. - Approve/Deny
- 3) Authorization to promote John Klosek, Sean Tischler, Jonathan Szabo from Laborer 1 to Truck Driver in the Dept. of Public Works, effective August 1, 2025. - Approve/Deny
- 4) Authorization to promote Jack Jacobus, Harry Gelpke, John Palermo, Jr. and Christopher Bardsley from Laborer 1 to Truck Driver Heavy, in the Dept. of Public Works, effective August 1, 2025. - Approve/Deny



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5) Authorization to promote Brian Bender from Truck Driver to Equipment Operator in the Dept. of Public Works, effective August 1, 2025. - Approve/Deny

6) Authorization to appoint four Police Officers in the Police Department, effective July 28, 2025 pending the completion of all pre-employment requirements. - Approve/Deny

7) Authorization to promote Lauren Lestuck from Clerk 1 to Clerk 2 in the Water & Sewer Dept., effective August 1, 2025. - Approve/Deny

➤ **C.F.O. – Danielle Maiorana**

1) Authorization to amend the 2025 Local Municipal Budget for the following:

- NJ Dept Law and Administration Matthew Shepard and James Byrd Jr. Hate Crimes Grant \$75,000.00
- 2025 ANJEC Open Space Stewardship \$1,500.00

➤ **BOROUGH ENGINEER -Jay Cornell**

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

11. PUBLIC PORTION Mayor will open to public – ***5 Minute Limitation.**

12. ADJOURNMENT

*****DISCLAIMER** All meetings of the Mayor and Council are subject to additions, deletions and amendments.***