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 August 18, 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 Colaci, Novak, Roberts, Synarski

Councilman Balka Absent:

Councilman Zebrowski

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 2 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:

June 5, 2025 Receipt of Bids (2024 Roadway Paving & Reconstruction

Project - Phase I)

≥ July 21, 2025 Regular/Agenda and Executive Sessions **August 4, 2025** Special Meeting and Executive Session

Seconded by Councilwoman Novak.

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

PROCLAMATION & PRESENTATIONS

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 5-10 minutes to discuss the following matters:

Attorney – Client Privilege – Litigation – Bus Depot

- 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

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

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

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

Time: 7:03 PM

Reconvene:

Council President Roberts made a motion to reconvene. Motion was seconded by Councilman Colaci.

Roll Call: Voice vote, all Ayes.

Time: 7:15 PM

• OLD BUSINESS:

a) Public Hearing on the following Ordinances:

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

Public Hearing on Ordinance #18-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #18-25.

Those commenting were:

- Jim Robinson

Mr. Robinson thanked the council for this ordinance. He commented about zoom.

There were no further comments.

Councilman Colaci moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Novak.

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

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

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 26-96.3 entitled "Supplemental Design Standards in the Residential Districts" of Section 26-96 entitled "General Design Standards" of Article V entitled "Development Requirements and Standards" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI - LAND DEVELOPMENT

ARTICLE V - DEVELOPMENT REQUIREMENTS AND STANDARDS

26-96 - GENERAL DESIGN STANDARDS

26-96.3 Supplemental Design Standards in the Residential Districts.

- a. Garage space shall be provided at the rate of at least one (1) garage space per dwelling.
- b. No more than fifty (50%) percent of the first floor facade which is facing the street shall be devoted to garages or car ports.
- c. The entry face of a garage shall be offset a minimum of three (3') feet from the face of the first story of the house or have a design which similarly minimizes the streetscape dominance of the garage.
- d. The maximum driveway width on a lot with a one (1) car garage shall be ten (10') feet; the maximum driveway width on a lot with a two (2) car garage shall be twenty (20') feet.
- e. Parking areas in the front yard shall not cover (50%) percent or more of the total front yard area of the subject property.

SECTION TWO. Subsection 13-2.1 entitled "Permit Required; Fees" of Section 26-96 entitled "General Design Standards" of Article V entitled "Development Requirements and Standards" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XIII - STREETS, SIDEWALKS AND SANITATION

13-2 - CONSTRUCTION AND REPAIR OF CURBS AND SIDEWALKS

13-2.1 Permit Required; Fees. No curbs, sidewalks or driveways shall be constructed or replaced in the Borough without a permit issued by the **Zoning Officer**-Construction Official. An application for a permit shall be accompanied by an application fee of two (\$2.00) dollars and an engineering fee of a minimum of two (\$2.00) dollars computed at the rate of fifty (\$.50) cents per lineal foot for the first fifty (50') feet, twenty-five (\$.25) cents per lineal foot for the next fifty (50') feet or fraction thereof, and ten (\$.10) cents per lineal foot for all footage in excess of one hundred (100') feet.

SECTION THREE. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION FOUR. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FIVE. Planning Board Review.

After introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

At least ten (10) days prior to the hearing on the adoption of this Ordinance, the Borough Clerk is directed to give notice to the Middlesex County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION SIX. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

SECTION SEVEN. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: July 21, 2025

/s/Jessica Morelos, R.M.C. /s/John Zebrowski, Councilman
Clerk of the Borough of Sayreville (Planning & Zoning Committee)

ADOPTED ON SECOND READING

DATED: August 18, 2025

/s/Jessica Morelos, R.M.C. /s/Michael Colaci, Councilman Clerk of the Borough of Sayreville (Planning & Zoning Committee)

APPROVAL BY THE MAYOR ON THIS _18th_ DAY OF _AUGUST_, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #19-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #19-25.

Those commenting were:

- Jim Robinson

Mr. Robinson questioned if this ordinance would affect the Municipal Alliance and Local Emergency Planning Committee.

There were no further comments.

Council President Roberts moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilman Colaci.

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

ORDINANCE #19-25

BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE ESTABLISHING RESIDENCY REQUIREMENTS FOR ALL APPOINTMENTS TO BOROUGH BOARDS, COMMISSIONS AND COMMITTEES

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Section 2-60 entitled "Disqualification of Volunteers for Appointment" Limits" of Chapter II entitled "Administration" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in **double strikethrough**.]

CHAPTER II - ADMINISTRATION

2-60 - DISQUALIFICATION OF VOLUNTEERS FOR APPOINTMENT.

2-60.1 Certification Required. Prior to appointment to any Borough board, commission or committee, the Borough shall require a certification from every prospective appointee that he or she has not been convicted under the law of this State, or pled guilty to, any offense involving dishonesty or of a crime of the third degree or above, or under the laws of another state or the United States, of an offense or a crime which, if committed in this State, would be such an offense or crime, and further certifying that he or she has not been convicted of any offense involving or touching upon public office, position or employment.

2-60.2 Disqualification. If, during his or her tenure as a volunteer on any Borough board, commission or committee, such volunteer is convicted or pleads guilty to any offense referenced in subsection 2-60.1 of this section, the volunteer shall resign from such board, commission or committee upon request of the Mayor and Council.

2-60.3 Residency Required. Unless otherwise specifically allowed by Borough Ordinance or New Jersey statute, no person shall be appointed to any Borough board, commission or committee who does not permanently reside within the Borough. If any current member of a Borough board, commission or committee no longer resides within the Borough, such individual shall no longer be a member of said board, commission and/or committee, and the seat/appointment shall be automatically deemed vacant. At the request of the Mayor and/or Council, the Borough Administrator may verify a Borough board, commission or committee member's residency status within the Borough. For the purposes of this Section, "residency" shall have the same meaning utilized for New Jersey income tax purposes.

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved **SECTION FIVE. Effective Date.**

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: July 21, 2025

/s/Jessica Morelos, R.M.C. /s/Donna Roberts, Councilwoman

Clerk of the Borough of Sayreville (Sponsor Committee)

ADOPTED ON SECOND READING

DATED: August 18, 2025

/s/Jessica Morelos, R.M.C. /s/Donna Roberts, Councilwoman

Clerk of the Borough of Sayreville (Sponsor Committee)

APPROVAL BY THE MAYOR ON THIS _18th_ DAY OF _AUGUST, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #20-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #20-25.

There were no comments.

Councilman Colaci moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilwoman Roberts.

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

ORDINANCE #20-25 BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX ORDINANCE REDUCING THE SPEED LIMIT ON A PORTION OF MAIN STREET

WHEREAS, the Sayreville Economic and Redevelopment Agency ("SERA") authorized the Agency Engineer to review the traffic conditions on Main Street (County Round 670) between Washington Road (County Road 535) and MacArthur Avenue in order to determine an appropriate and reasonable speed limit for this section of roadway; and

WHEREAS, the Agency Engineer (CME Associates) conducted a comprehensive traffic study, dated April 1, 2025, which recommended that the current posted speed limit of 30 miles per hour be reduced to 25 miles per hour for this section of roadway; and

WHEREAS, the traffic study was reviewed on behalf of the County of Middlesex, and on June 12, 2025, the County Supervising Engineer found same to be acceptable, authorizing the Borough to adopt an ordinance reducing the speed limit on Main Street; and

WHEREAS, on June 12, 2025, SERA adopted Resolution No. 2025.06.34 requesting the Borough Council to consider reducing the speed limit on Main Street, between Washington Road and MacArthur Avenue; and

WHEREAS, the Mayor and Borough Council find it to be in the best interest of the Borough to accept SERA's recommendation and reduce the speed limit on that portion of Main Street accordingly.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Section 7-11 entitled "Speed Limits" of Part I entitled "On-Street Traffic Regulations" of Chapter VII entitled "Traffic" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in **double strikethrough**.]

CHAPTER VII - TRAFFIC

PART I - ON-STREET TRAFFIC REGULATIONS

7-11 – SPEED LIMITS.

The streets or parts of streets described below shall have the speed limits designated in such schedule.

Regulatory and warning signs shall be erected and maintained to effect the above designated speed limits as authorized by the Department of Transportation.

Name of St			Street
Zone	Direction	nSpeed	Location
	Bordentown-Amboy Turnpike		
Zone 1	Both	40 mph	In the Borough of Sayreville from the East Brunswick
		_	Township-Sayreville Borough and Old Bridge Township line
			to 2100 feet northerly therefrom.
Zone 2	Both	50 mph	In the Borough of Sayreville to the Penn Central Railroad
		-	Overpass.
Zone 3	Both	40 mph	In the Borough of Sayreville to the South Amboy line.
	Cheesequake Road		
Zone 1	Both	45 mph	Between Minnisink Avenue and the intersection with Kendall
		_	Drive
Zone 2	Both	35 mph	Between Bordentown Avenue and the intersection with
		•	Kendall Drive.
	Ernston	Road	
Zone 1	Both	35 mph	In the Borough of Sayreville and Madison Township from
		•	Washington Road to Route #9 thence.
Zone 2	Both	40 mph	In Sayreville Borough and Madison Township to Lorraine
		•	Avenue.
School	Both	30 mph	In the Central Valley School zone, in Zone 1 and the Dwight D.
Zones		•	Eisenhower School zone, in Zone 2, during recess or while
			children are going to or leaving school, during opening or
			closing hours.
	I a www a a M	Will Dood	

Jernee Mill Road

mph

Both 45 mph Entire length.

Main Street

Zone 1 Both <u>25 30</u> Between Washington Road (County Road 535) and

<u>MacArthur Avenue</u> 250 feet east of Haag Street except with a 25 mph school zone for Our Lady of Victories School during recess or while children are going to or leaving school during opening or closing hours.

Zone 2	Both	35 mph	Between 250 feet east of Haag Street MacArthur Avenue
20110 2	Dom	oo mpn	Between 250 feet cast of fladg street that five flat

and 550 feet east of Burnett Street.

Zone 3 Both 45 mph Between 550 feet east of Burnett Street and to its terminus at

Raritan Street.

Raritan Street

Both 35 mph From Main Street to South Amboy corporate line.

South Pine Avenue

Both 40 mph In the Borough of Sayreville from Route #35 in a general

northerly direction to the South Amboy borderline on South

Pine Avenue.

Veterans Bridge Span

Both 35 mph Situated between the Borough of Sayreville and South River

westerly from the intersection of Washington Road and

Jernee Mill Road.

Washington Road

Zone 1 Both 35 mph Between the westerly Sayreville Borough line and 550 feet

east of the center of the Raritan River Railroad.

Zone 2 Both 40 mph Between the 550 feet east of the center of the Raritan River

Railroad and Cleveland Avenue except 25 mph in the

Sayreville Junior High and the Sayreville High School zones during recess when the presence of children is clearly visible from the roadway or while children are going to or leaving

school during opening and closing hours.

Zone 3 Both 35 mph Between Cleveland Avenue and Robin Place, except 25 mph

in the Emma L. Arleth School zone during recess, when the presence of children is clearly visible from the roadway or while children are going to or leaving school, during opening

or closing hours.

Zone 4 Both 40 mph Between Robin Place and the easterly Sayreville Borough

line.

SECTION TWO. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

SECTION THREE. Repealer.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent with provisions of this Ordinance shall be, and are hereby, repealed to the extent of any such inconsistency.

SECTION FOUR. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved

This Ordinance shall take effect upon final adoption and publication in accordance with law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: July 21, 2025

/s/Jessica Morelos, R.M.C. /s/Michael Colaci, Councilman Clerk of the Borough of Sayreville (Public Safety Committee)

ADOPTED ON SECOND READING

DATED: August 18, 2025

/s/Jessica Morelos, R.M.C. /s/Michael Colaci, Councilman Clerk of the Borough of Sayreville (Public Safety Committee)

APPROVAL BY THE MAYOR ON THIS _18th_ DAY OF _AUGUST_, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #21-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #21-25.

There were no comments.

Council President Roberts moved the Public Hearing be closed and the Ordinance be adopted on second and final reading and advertised according to law. Seconded by Councilman Synarski.

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

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

BE IT ORDAINED by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

SECTION ONE. Subsection 26-12.2 entitled "Public Hearings" of Section 26-12 entitled "Provisions Applicable to Both Planning Board and Zoning Board of Adjustment" of Article II entitled "Planning Board and Zoning Board of Adjustment" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI - LAND DEVELOPMENT

ARTICLE II – PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT

SECTION 26-12 – PROVISIONS APPLICABLE TO BOTH PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT

26-12.2 - PUBLIC HEARINGS

- a. Zoning Permits. No land shall be occupied or used, in whole or in part, for any purpose, no use of any land, building or structure shall be changed and no building or structure shall be erected, altered or used for any purpose whatsoever unless and until a zoning permit for said use shall have been issued by the Zoning Officer.
- b. *Building Permits*. No construction work shall commence upon any regulated building or structure until a building permit has been issued by the Construction Official. Building permit fees shall be established by the Construction Official in accordance with the Uniform Construction Code.
- a. Requirement For Hearing. The Planning Board or Board of Adjustment shall hold a hearing on each application for development or on the adoption, revision or amendment of the Master Plan. Each Board shall make rules governing such hearings.
- b. Maps To Be Available For Public Inspection. Any maps and documents for which approval is sought at a hearing shall be on file and available for public inspection at least ten (10) days before the date of the hearing during normal business hours in the office of the Board Secretary. The applicant may produce other documents, records or testimony at the hearing to substantiate, clarify or supplement the previously filed maps and documents.
- c. Payment of Taxes, Fines and Penalties. Every application for development submitted to the Planning Board or to the Board of Adjustment shall be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the property which is the subject of such application, or, if it is shown that taxes or assessments are delinquent on said property, any approvals or other relief granted by either Board shall be conditioned upon either the prompt payment of such taxes or assessments or the making of adequate provision for the payment thereof in such manner that the Borough will be adequately protected. Every application for development shall also include proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s). The Planning Board and Board of Adjustment shall not hold a public hearing on any application where the property owner(s) and/or applicant(s) has outstanding fines or penalties owed to the Borough, unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver had been granted by the appropriate Board based on adequate justification having been shown.
- d. *Oaths and Subpoenas*. The officer presiding at the hearings or such person as he/she may designate shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant evidence, including witnesses and documents presented by the parties; and the provisions of the County and Municipality Investigations Law, P.L. 1953, c. 38 (N.J.S.A. 2A:67A-1 et seq.), shall apply.
- e. Testimony and Cross Examination. The testimony of all witnesses relating to an application for development shall be taken under oath or affirmation by the presiding officer or attorney for the Board, and the right of cross-examination shall be permitted to all interested parties through their attorneys, if represented, or directly, if not represented, subject to the discretion of the presiding officer and to reasonable limitations as to time and number of witnesses.

- f. *Evidence*. Technical rules of evidence shall not be applicable to the hearing, but the Board may exclude irrelevant, immaterial or unduly repetitious evidence.
- g. Record of Proceedings. The Board shall provide for the verbatim recording of the proceedings by either a stenographer or mechanical or electronic means. The Board shall furnish a transcript, or duplicate recording in lieu thereof, on request to any interested party at his expense. Fees for such expenses shall be established by rules of the Board.
- h. Adjournments. Any applicant may request an adjournment from being heard at a specified hearing by contacting the appropriate Board Secretary in writing in sufficient time to permit a notice to be prepared and posted at the meeting place of such request. Said request must be acknowledged by the Board Secretary to be deemed received. The request must include a waiver of the statutory time period for a decision by the Board. An announcement of said adjournment will be made at the specified meeting. If no date is certain in the request or if the new meeting date is more than two regular meetings hence, new notice will be required Board. Unless specifically authorized by the Board, not more than five (5) adjournments of an application is permitted; otherwise the application will be dismissed, without prejudice, by the Board for lack of prosecution. Fees submitted by any applicant whose application is dismissed shall not be refunded, nor shall the portion of any escrow deposit to cover the cost of plan review by the Board's or the Borough's professionals be refunded, to the extent same was actually used for plan review.

<u>i</u>h. *Decisions*:

- 1. Resolutions. The Board shall include findings of fact and conclusions based thereon in each decision on any application for development and shall reduce the decision to writing. The Board shall provide the findings and conclusions through:
 - (a) A resolution adopted at a meeting held within the time period provided in the MLUL for action by the Board on the application for development; or
 - (b) A memorializing resolution adopted at a meeting held not later than forty-five (45) days after the date of the meeting at which the Board voted to grant or deny approval. Only the members of the Board who voted for the action taken may vote on the memorializing resolution, and the vote of a majority of such members present at the meeting at which the resolution is presented for adoption shall be sufficient to adopt the resolution. An action pursuant to N.J.S.A. 40:55D-9 resulting from the failure of a motion to approve an application, shall be memorialized by resolution as provided above, with those members voting against the motion for approval being the members eligible to vote on the memorializing resolution. The vote on any such resolution shall be deemed to be a memorialization of the action of the Board and not to be an action of the Board; however, the date of the adoption of the resolution shall constitute the date of the decision for purposes of the mailings, filings and publications required by this subsection h. If the Board fails to adopt a resolution or memorializing resolution as hereinabove specified, any interested party may apply to the Superior Court in a summary manner for an order compelling the Board to reduce its findings and conclusions to writing within a stated time and the cost of the application, including attorney's fees, shall be assessed against the municipality.
- 2. Copies of Decision. A copy of the decision shall be mailed by the Board within ten (10) days of the date of decision to the applicant or if represented then to his or her attorney, without separate charge, and to all who request a copy of the decision for a reasonable fee. A copy of the decision shall also be filed by the Board in the office of the Board Secretary. The Board Secretary shall make a

- copy of such filed decision available to any interested party for a reasonable fee and available for public inspection at his or her office during reasonable hours.
- 3. Publication of Notice of Decision. A brief notice of the decision shall be published in the official newspaper of the municipality. Such publication shall be arranged by the applicant at the applicant's expense by the Secretary of the Board, provided that nothing contained in this chapter shall be construed as preventing the applicant from arranging such publication if he or she so desires. The period of time in which an appeal of the decision may be made shall run from the first publication of the decision, whether arranged by the Board or the applicant.

SECTION TWO. Section 26-75 entitled "Checklists and Applications" of Article III entitled "Application Requirements and Development Procedures" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI – LAND DEVELOPMENT

ARTICLE III – APPLICATION REQUIREMENTS AND DEVELOPMENT PROCEDURES

SECTION 26-75 – CHECKLISTS AND APPLICATIONS

26-75.1 – Minor Subdivision and Minor Site Plan Checklist

[Note to Codifier: Add the following new checklist items to the existing Checklist form.]

- *. Proof that all taxes and assessments for local improvements on the property have been paid.
- *. Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown.

26-75.2 – Preliminary Major Subdivision and Site Plan Checklist

[Note to Codifier: Add the following new checklist items to the existing Checklist form.]

- *. <u>Proof that all taxes and assessments for local improvements on the property have been paid.</u>
- *. Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown.

26-75.3 – Final Major Subdivision and Site Plan Checklist

[Note to Codifier: Add the following new checklist item to the existing Checklist form.]

*. Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise

authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown.

26-75.4 – Variance Application Checklist

[Note to Codifier: Add the following new checklist items to the existing Checklist form.]

- *. Proof that all taxes and assessments for local improvements on the property have been paid.
- *. Proof that there are no outstanding fines or penalties owed to the Borough by the property owner(s) and applicant(s), unless the application was otherwise authorized by court order, settlement and/or agreement with the Borough, or a waiver is granted by the appropriate Board based on adequate justification having been shown.

SECTION THREE. Section 26-114 entitled "Administration and Enforcement" of Article VIII entitled "Enforcement, Violations and Penalties" of Chapter XXVI entitled "Land Development" of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in double strikethrough.]

CHAPTER XXVI - LAND DEVELOPMENT

ARTICLE VIII – ENFORCEMENT, VIOLATIONS AND PENALTIES

26-114 – ADMINISTRATION AND ENFORCEMENT

- a. Zoning Permits. No land shall be occupied or used, in whole or in part, for any purpose, no use of any land, building or structure shall be changed and no building or structure shall be erected, altered or used for any purpose whatsoever unless and until a zoning permit for said use shall have been issued by the Zoning Officer.
- b. *Building Permits*. No construction work shall commence upon any regulated building or structure until a building permit has been issued by the Construction Official. Building permit fees shall be established by the Construction Official in accordance with the Uniform Construction Code.
- c. Submission Requirements for Building Permits. Every application for a building permit shall be accompanied by:
 - 1. Three (3) sets of construction plans showing:
 - (a) All information required by the Uniform Construction Code;
 - (b) The height of proposed and existing structures and buildings;
 - (c) The existing and intended use of each building and structure and each part thereof;
 - (d) The number of families or dwelling units the building is designed to accommodate.
 - 2. Three (3) plot plans showing:
 - (a) The dimensions and location of the lot to be built upon, based on an actual survey prepared by a licensed surveyor;
 - (b) Proposed water and sewer lines (well and septic field locations, if applicable), and driveway locations;
 - (c) Principal structure front, rear and side setbacks, building locations;
 - (d) The number and location of off-street parking spaces and loading areas;

- (e) Curbing elevation or edge of pavement elevation if no curbs;
- (f) Proposed first floor, garage and basement elevations consistent with approved plans, ground four corners of building;
- (g) Lot contour lines with drainage arrows, benchmark reference noted on curb:
- (h) As-built drainage structures with existing elevation;
- (i) Proposed street trees;
- (j) All easements and lot restrictions;
- (k) Solid waste enclosures, if applicable.

d. Certificates of Occupancy.

- 1. No building or structure hereafter constructed, moved, altered or enlarged shall be used or occupied until a certificate of occupancy therefor has first been applied for and issued by the Construction Official.
- 2. No certificate of occupancy shall be issued without a written report from the Zoning Officer certifying that the proposed use, improvements and structures are in compliance with all terms, conditions, provisions and regulations of the Land Development Ordinance and all approvals issued pursuant thereto.
- 3. A temporary certificate of occupancy may be issued, but only for a specific period and, upon such conditions as the Borough Engineer may impose, such as bonding, to ensure the completion and/or installation of any unfinished improvements. The installation of any required public or private improvements may also be delayed if the Borough Engineer warrants in writing to the Construction Official that the delay is in the best interests of the Borough of Sayreville. A temporary certificate of occupancy may also be granted by the Construction Official pursuant to Article IV (emergency residential transportables) of this Chapter.
- e. Conditions for Issuance of Permits and Certificates. No building permit, zoning permit or certificate of occupancy shall be issued until the applicant has fully complied with all applicable requirements of this Chapter and all approvals granted pursuant thereto, the Uniform Construction Code, all other applicable Borough ordinances, regulations and directives, and all state and county laws and regulations. No building permit, zoning permit or certificate of occupancy shall be issued where the property owner(s) and/or applicant(s) has outstanding property taxes, assessments, fines or penalties owed to the Borough, unless otherwise authorized by court order or settlement and/or agreement with the Borough.
- f. Contents of Permits and Certificates. A zoning permit or certificate of occupancy shall specify the use of the land, building or buildings, as the case may be, and any terms or conditions imposed thereunder.
- g. *Records*. It shall be the duty of the Zoning Officer and the Construction Official, respectively, to keep records of all applications for building permits, zoning permits and certificates of occupancy and of all such permits and certificates issued, together with a notation of all special terms or conditions imposed thereunder. Each shall be responsible for the filing and safekeeping of plans and specifications submitted to him or her with any application, and the same shall form a part of the records of his or her office and shall be available to all officials of the Borough of Sayreville.

SECTION FOUR. Severability Clause.

If any article, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared severable.

All ordinances and resolutions, and parts of ordinances and resolutions which are inconsistent

with provisions of this Ordinance shall be, and are hereby, repealed to the

extent of any such inconsistency.

SECTION SIX. Planning Board Review.

After introduction, the Borough Clerk is hereby directed to submit a copy of the within

Ordinance to the Planning Board of the Borough of Sayreville for its review in accordance with

N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and

transmit to the Borough Council, within 35 days after referral, a report including identification

of any provisions in the proposed ordinance which are inconsistent with the master plan and

recommendations concerning any inconsistencies and any other matter as the Board deems

appropriate.

At least ten (10) days prior to the hearing on the adoption of this Ordinance, the Borough Clerk

is directed to give notice to the Middlesex County Planning Board and to all other persons

entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required).

SECTION SEVEN. Mayor Approval.

Within five (5) days after its adoption by the Council, this Ordinance shall be presented to the

Mayor for his approval and signature, which approval shall be granted or denied within ten (10)

days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this

Ordinance with either his approval or objection to same within ten (10) days after it has been

presented to him, then this Ordinance shall be deemed approved

SECTION EIGHT. Effective Date.

This Ordinance shall take effect upon final adoption and publication in accordance with law;

and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED/APPROVED ON FIRST READING

DATED: July 21, 2025

/s/Jessica Morelos, R.M.C. Clerk of the Borough of Sayreville /s/John Zebrowski, Councilman

(Planning & Zoning Committee)

ADOPTED ON SECOND READING

DATED: August 18, 2025

/s/Jessica Morelos, R.M.C. Clerk of the Borough of Sayreville /s/Donna Roberts, Councilwoman

(Planning & Zoning Committee)

APPROVAL BY THE MAYOR ON THIS _18th_ DAY OF _AUGUST__, 2025.

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

APPROVED AS TO FORM:

/s/ Joseph Sordillo, Borough Attorney

Public Hearing on Ordinance #22-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #22-25.

Those commenting were:

Steve Williams, Environmental Resources Management

Mr. Williams stated the power plant was sold and the only property left there is Crab Island. He stated he spoke with Army Corps. Of Engineers who did a survey and determined there is a very low risk of any legacy issues from the Raritan Arsenal. Mr. Williams stated that the best way to mitigate is for land use control by placing signs "No Access." He stated they recommended the donation of the property.

Councilwoman Novak questioned how this is beneficial to the town and possible contamination. Councilwoman Novak made a motion to table this to the next meeting on September 8th. Seconded by Councilman Colaci.

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

Council President Roberts and Councilwoman Novak asked several questions.

Borough Attorney Sordillo reiterated that the Public Hearing for this will be held on September 8th.

b) Appointments

Mayor made the following appointments:

Office of Emergency Management

3yr. Coordinator Christopher Bardsley

3vr. Deputy Coordinator Daniel Plumacker

3yr. Deputy Coordinator Vincent Buffalino

Council President moved the appointments. Seconded by Councilman Colaci

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

Shade Tree Commission

5yr. Alternate Expired Term Brian McCue

Council President Roberts moved the appointment. Seconded by Councilman Colaci.

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

• NEW BUSINESS:

a) Introduction of the following ordinances:

ORDINANCE #23-25

AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #02-24 FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS AND EMPLOYEES FOR THE YEARS 2023-2027

(Admin & Finance Committee- Co. Balka - Public Hearing 9-8-25)

Councilwoman Novak moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for September 8, 2025. Motion was seconded by Council President Roberts.

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

• CONSENT AGENDA RESOLUTIONS

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

Those commenting were:

- Iim Robinson

Mr. Robinson stated more streetlights are out now than a year ago and the Borough continues to pay for them. He commented on the Open Space grant and the apartments being built.

No further comments.

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

Roll Call: Councilpersons Roberts, Colaci, Novak (Nay on Resolution #2025-199), Synarski, all Ayes.

RESOLUTION #2025-199

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

ABSENT Daniel Balka, Councilman	/s/ Donna Roberts, Councilwoman
/s/ Michael Colaci, Councilman	/s/ Stanley Synarski, Councilman
<u>NAY</u> Mary J. Novak, Councilwoman	ABSENT 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 August 18, 2025 in the amount of \$2,695,065.81 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-200 DECLARE BLOCK 107, LOT(s) 9 AS TAX EXEMPT AND TO CANCEL TAXES DUE FROM FEBRUARY 18, 2025

WHEREAS, the Tax Assessor, by way of a July 17, 2025 memorandum, has requested that the Borough Council cancel the taxes due from February 18, 2025 through June 30, 2025 for the property known as Block 107, Lot(s) 9 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 February 18 through June 30, 2025 for Block 107, Lot(s) 9.
- 2. That the Borough Council hereby declares Block 107, Lot(s) 9 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/ Mary J. Novak, Councilwoman (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 #2025-201 DECLARE BLOCK 32.01, LOT 31 AS TAX EXEMPT AND TO CANCEL TAXES DUE FROM JUNE 23, 2025

WHEREAS, the Tax Assessor, by way of a July 15, 2025 memorandum, has requested that the Borough Council cancel the taxes due from June 23, 2025 through June 30 2025 and any subsequent taxes for the property known as Block 32.01, Lot 31 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 June 23, 2025 through June 30, 2025 and any subsequent taxes for Block 32.01 Lot 31.
- 2. That the Borough Council hereby declares Block 32.01, Lot 31 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/ Mary J. Novak, Councilwoman (Admin. & Finance Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
/s/ Jessica Morelos, RMC	/s/ Kennedy O'Brien
Municipal Clerk	Mayor

RESOLUTION #2025-202 RESOLUTION AUTHORIZING THE BOROUGH OF SAYREVILLE TO ENTER INTO THE OMNIA PARTNERS MASTER INTERGOVERNMENTAL COOPERATIVE **PURCHASING AGREEMENT**

WHEREAS, N.I.S.A. 52:34-6.2(b)(3) authorizes any contracting unit to purchase goods, or to contract for services through the use of a nationally recognized and accepted cooperative purchasing agreement that has been developed utilizing a competitive bidding process by another contracting unit within the State of New Jersey, or within any other State; and

WHEREAS, OMNIA Partners, Public Sector, Inc. (f/k/a National Intergovernmental Purchasing Alliance Company); Communities Program Management, LLC (d/b/a U.S. Communities, and/or NCPA, LLC (d/b/a National Cooperative Purchasing Alliance (collectively "OMNIA Partners") has facilitated the competitive solicitation and selection process for the provision of variety of goods, products and services to the applicable principal procurement agencies and participating public agencies; and

WHEREAS, the Borough of Sayreville wishes to participate in the cooperative purchasing agreement through the OMNIA Partners for the provision of goods and services; and

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 is hereby authorized to participate in and enter into cooperative purchasing agreement through the OMNIA Partners for the provision of goods and services, including the execution of the Master Intergovernmental Cooperative Purchasing Agreement required for same.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk, along with other appropriate Borough officials are hereby authorized and directed to executive the Master Intergovernmental Cooperative Purchasing Agreement, in the substantial form attached hereto.

BE IT FURTHER RESOLVED that all appropriate Borough officials and professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the authorizations set forth in this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

> /s/ Mary J. Novak, Councilwoman (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.

<u>ey</u>

	/s/ Joseph Sordillo, Borough Attorne
ATTEST:	BOROUGH OF SAYREVILLE
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O'Brien</u> Mayor

RESOLUTION #2025-203

WHEREAS, on July 16, 2025 the Mayor and Council of the Borough of Sayreville received bids for the "Electrical Work and Repairs, as needed" and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$110,100.00 is available in Account No. 5-01-26-310-125.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this $18^{\rm th}$ day of August, 2025, that:

1. Contract for the "Electrical Work and Repairs, as needed" be awarded to Sal Electric of Jersey City, NJ on their bid price of \$110,100.00.

/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.

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Kennedy O'Brien

Mayor

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-204 A RESOLUTION OF THE BOROUGH OF SAYREVILLE AUTHORIZING SHRI DWARKADHIS TEMPLE'S RELIGIOUS EVENTS

WHEREAS, the Shri Dwarkadhis Temple's has requested permission from the Mayor and Council of the Borough of Sayreville to conduct religious events on August 16, 2025; October 17-October 22, 2025; November 1, 2025 with alternate dates of November 2, 2025 or November 8, 2025; and

WHEREAS, the Mayor and Council wish the Borough of Sayreville to be an ecumenical community;

WHEREAS, the schedule of the events are religious and holy in nature; and

WHEREAS, the Shri Dwarkadhis Temple has agreed that before each religious event that will notify the Sayreville Police Department, the Department of Public Works, the Recreation Department, Sayreville Fire Chief and the Sayreville Emergency Squad no less than seven (7) days prior to each event on the Shri Dwarkadhis Temple property; and

WHEREAS, the Shri Dwarkadhis Temple has also agreed that they would adhere to the Noise Ordinance Chapter 5-3 of the Revised General Ordinances of the Borough of Sayreville during each date of the event.

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that on this 18th day of August, 2025 the Borough Council hereby authorizes the Shri Dwarkadhis Temple to hold its religious events on various events listed above.

<u>2025</u>	<u>Time</u>	<u>Event</u>
8/16	9PM-2AM	Midnight event
10/17	5PM-9PM	Diwali Day 1
10/18	5PM-9PM	Diwali Day 2
10/19	5PM-9PM	Diwali Day 3
10/20	5PM-9PM	Diwali Day 4
10/21	5PM-9PM	Diwali Day 5
10/22	6AM-9AM	New Year Day
	11:30AM-1:30PM	
	5PM-9PM	
11/1	5PM-9PM	New Year Celebration
11/2		Alternate Date for New Year Day Celebration
11/8		Alternate Date for New Year Day Celebration
(Must adhere to Noise Ordinance)		

/s/ Donna Roberts, Councilwoman (Recreation Committee)

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

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Kennedy O'Brien

Mayor

RESOLUTION #2025-205

BE IT AND IT IS HEREBY RESOLVED that the proper Borough officials are hereby memorializing an award of an emergency contract for the purchase of a Rotary Air Compressor to Quincy Compressor, 701 No. Dobson Avenue, Bay Minette, AL 36507, at a total cost not to exceed \$71,782.74.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$71,782.74 is available in Account No. C-06-55-038-210.

/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.

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-206

WHEREAS, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount:

SECTION 1.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget of the year 2025 in the sums contained in Section 2 which are now available as revenue from the following sources:

SECTION 2.

NJ Dept. of Law & Administration – Matthew Shepard & James Byrd, Jr. Hate Crimes Grant - \$75,000.00

SECTION 3.

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

/s/ Mary J. Novak, Councilwoman (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 #2025-207

WHEREAS, N.J.S.A. 40A:4-87 provides that the director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any county or municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount:

SECTION 1.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Sayreville in the County of Middlesex, New Jersey, hereby requests the Director of the Division of Local Finance to approve the insertion of an item of revenue in the budget of the year 2025 in the sums contained in Section 2 which are now available as revenue from the following sources:

SECTION 2.

2025 ANJEC Open Space Stewardship - \$1,500.00

SECTION 3.

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

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
<u>/s/ Jessica Morelos, RMC</u> Municipal Clerk	<u>/s/ Kennedy O'Brien</u> Mayor
RESOLUT	ION #2025-208
WHEREAS, Fancy Corner Caterer License # 1219-44-003-007 issued by the Sayreville as the Issuing Authority for pre Sayreville, NJ; and	
	nade to the Mayor and Borough Council of the Plenary Retail Distribution License No. 1219 -
WHEREAS, said applicant has com including payment of fees, etc.:	plied with the necessary requirements
NOW, THEREFORE, BE IT AND IT Borough Council of the Borough of Sayrev	'IS HEREBY RESOLVED by the Mayor and ville, as follows:
· · · · · · · · · · · · · · · · · · ·	License No. 1219-44-003-007 , t 508-510, Sayreville, NJ 08872 in the ame is hereby renewed for the 2025-2026
	/s/ Mary J. Novak, Councilwoman (Admin. & Finance Committee)
Reviewed by the Borough Attorney Resolution satisfies all of the legal require	y and is approved as to form and the ements 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 #2025-209

RESOLUTION AUTHORIZING THE ACCEPTANCE OF GRANT FUNDS AWARDED TO THE SAYREVILLE POLICE DEPARTMENT FOR THE FY21 MATTHEW SHEPARD & JAMES BYRD, JR. HATE CRIMES GRANT PROGRAM, NATIONAL INCIDENT BASED REPORTING SYSTEMS

WHEREAS, the United States Department of Justice has awarded grant funds to the Borough of Sayreville for the FY21 Matthew Shepard & James Byrd, Jr. Hate Crimes Grant Program, National Incident Based Reporting Systems (NIBRS); and

WHEREAS, pursuant to <u>N.J.S.A.</u> 52:14-34.4, the Department of Law and Public Safety has announced the availability of additional non-competitive grant funding to support local law enforcement agencies' participation in the National Incident-Based Reporting System (NIBRS);

WHEREAS, this initiative is funded by the United States Department of Justice, Office of Justice Program (OJP), Bureau of Justice Assistance (BJA) FY21 Matthew Shepard and James Byrd, Jr. Hate Crimes Program (Shepard/Byrd Hate Crimes Program) to assist law enforcement agencies to bring their records management systems into compliance with NIBRS, so as to ensure the capture and dissemination of more robust incident level data that better details bias crimes and the circumstances that surround them; and

WHEREAS, the Mayor and Borough Council of the Borough of Sayreville seek to authorize the acceptance of the non-competitive grant funding in the amount of \$75,000.00 with a match of \$64,059.00 to the Sayreville Police Department (Award Number: 21-MSJB-3) for the period between September 1, 2024 an August 31, 2025, pursuant to the FY21 Matthew Shepard and James Byrd, Jr. Hate Crimes Program.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Borough Council of the Borough of Sayreville do hereby authorize the Borough to accept the noncompetitive grant funding in the amount of \$75,000.00 with a match of \$64,059.00 to the Sayreville Police Department (Award Number: 21-MSJB-3) for the period between September 1, 2024 and August 31, 2025, pursuant to the FY21 Matthew Shepard and James Byrd, Jr. Hate Crimes Program.

/s/ Mary J. Novak, Councilwoman (Admin. & Finance Committee)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:	BOROUGH OF SAYREVILLE
/s/ Jessica Morelos, RMC	/s/ Kennedy O'Brien
Municipal Clerk	Mayor

• CORRESPONDENCE:

- A. Departmental Reports for July, 2025
- B. Minutes from Boards/Commission
 - 1. Cultural Arts Council July 15, 2025.
 - 2. Environmental Commission June 3, 2025.
- C. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Sayreville Planning Board on August 20, 2025 at 7:30pm to undertake a preliminary investigation to determine if the properties near Mini Mall Drive and Ernston Road are in need of redevelopment.
 - 2. Notice of Public Hearing to be held before the Sayreville Planning Board on August 20, 2025 at 7:30pm to undertake a preliminary investigation to determine if the properties near North and South Crossman Road are in need of redevelopment.
 - 3. Notice of Public Hearing to be held before the Sayreville Planning Board on August 20, 2025 at 7:30pm for Major Subdivision and Bulk Variance to subdivide the property and construct a 2-story single-family residence located at 00 & 60 Cleveland Avenue.
 - 4. Notice of virtual Public Hearing to be held before the NJDEP on September 10, 2025 at 6:00pm for the expansion of an existing interstate natural gas pipeline system by Transcontinental Gas Pipe Line Company, LLC.
 - 5. Notice of Public Hearing to be held before the Township of Woodbridge Council on August 26, 2025 at 6:00pm amending the Land Use and Development Ordinance Chapter 150-83 entitled Affordable Housing Requirements as it relates to Payments-In-Lieu-of-Construction.

6. Notice of Public Hearing to be held before the Sayreville Board of Adjustment on August 27, 2025 at 7:30pm seeking Bulk Variances and Minor Site Plan Approval to demolish the existing single family residence and to re-build a new single family residence locate at 6 Martin Street.

Council President Roberts made a motion to accept the correspondence. Seconded by Councilwoman Novak.

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

• MAYOR & COUNCIL REPORTS

> ADMINISTRATIVE & FINANCE - Councilwoman Novak

1) Tax Bills went out and the due date is August 29th.

PUBLIC WORKS - Councilwoman Novak

- 1) Starting to prepare for winter.
- 2) Commented on affordable housing and the attorney's firm representing Mr. Mocco.

> PLANNING & ZONING - Councilman Colaci

1) Progress.

PUBLIC SAFETY - Councilman Colaci

- 1) OEM is currently working on the Borough's Hazardous Mitigation Plan and getting ready for the new school year.
- 2) Commented on traffic enforcement initiatives.

> WATER & SEWER/ENVIRONMENTAL - Councilman Synarski

- 1) Recommends to still conserve water.
- 2) Community garden has flourished and recommends everyone to take a ride over there.
- 3) Jernee Mill Road project should be done by mid-September.

RECREATION - Council President Roberts

- 1) Commented on affordable housing.
- 2) Reported on recreation events.
- 3) Junior Police Academy Graduation occurred.

> MAYOR - Kennedy O'Brien

Mayor called up the residents who have issues on Eulner Street.

- Kelly Last, 19 Eulner Street

Ms. Last commented on the flooding issues on their street. She commented on the streetlight outages.

Mayor responded that the professionals will come down to their street.

- Sharon Attamante, 19 Eulner Street

Ms. Attamante commented on a post card that the Borough sends out with tax information on it. She commented on Eulner Street flooding issues.

- Darius Demianczuk, 23 Eulner Street

Mr. Demianczuk commented on the Eulner Street flooding issues.

- James Scarinzi, 19 Eulner Street

Mr. Scarinzi stated the flooding has been happening for years.

- Marianna Lesczuk, 12 Eulner Street

Ms. Lesczuk commented on the repetitive flooding issues over the years. She commented on the street being dark.

- Steve Barrera, 16 Eulner Street Mr. Barrera commented on the flooding issue.

• GENERAL DISCUSSION AGENDA ITEMS

- Admin. & Finance

- 1) Application for Social Affair Permit received from the following:
 - a) American Legion Post 211 to serve beer and wine at the Football Tailgate Party on September 14th from 11:30am 6:30pm on their grounds.
- Approved.
 - 2) Authorization to award a non-fair and open contract to TK1 Solutions, LLC for software maintenance for 2025-2026 in an amount not to exceed \$25,987.50.
- Approved.

- Planning & Zoning

- Public Safety

- 1) Request to travel received from the following:
 - a) President Park Fire Co. to attend a company fundraiser at MJ's Restaurant in Matawan, NJ on August 20, 2025 from 10am-8pm.
- Approved.
 - 2) Authorization to award a contract to Motorola Solutions, Inc. for Vesta Support/Maintenance through NJ State Contract #83925 (T0109) in an amount not to exceed \$47,681.30.
- Resolution.
 - 3) Authorization to auction one (1) 2002 Sutphen 95 foot Mid-Mount Platform 1500 GPM Pump/500 gallon Fire Truck VIN #1S9A3JLE221003043 on Municibid.com.
- Resolution.
 - Public Works
 - Recreation
 - Water & Sewer/Environmental

Business Administrator – Glenn Skarzynski

- 1) Authorization to appoint William Alfrey and Derek Letts to Laborer 1 in the Dept. of Public Works, effective September 2, 2025.
- <u>Approved.</u>
 - 2) Authorization to appoint Thomas Ryan and William Wern to Laborer 1 in the Water & Sewer Dept., effective September 2, 2025.
- Approved.
 - 3) Authorization to appoint Nicklaus Jenkins as Recreation Leader in the Recreation Dept., effective September 2, 2025.
- Approved.
 - 4) Authorization for an exemption of time off for Michael Bailey, Charles Wojtaszek and Jonathan Magaw from September 2-4, 2025 to allow them to attend the final inspection on the new fire truck that was ordered in Appleton, WI.
- Approved.

C.F.O. - Danielle Maiorana

- 1) Authorization to amend the 2025 Local Municipal Budget for the following:
 - DCA Resilient Communities Grant Melrose Pump Station \$2,859,780.00
- Resolution.

BOROUGH ENGINEER - Jay Cornell

- 1) Improvements to Elizabeth Avenue Closeout of Contract and Change Order (Report Attached).
- Resolution Needed

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 stated that Councilwoman Dwumfour's murderer was sentenced to life for her death. He commented on the properties that are included in a proposed area in need of redevelopment on Ernston Road. Mr. Robinson commented on what DuPont properties are contaminated.

- Taylor McFarland, Keyport

Ms. McFarland commented on the Transco pipeline project and recommends that they pass a resolution opposing this project.

No further comments.

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

Roll Call: Voice Vote, all Ayes.

Council President Roberts asked the attorney to clarify eminent domain and how things are planned.

Date Approved:

Borough Attorney Sordillo explained the process.

Further discussion ensued.

ADJOURNMENT

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

Roll Call: Voice Vote, all Ayes.

Time 9:15 P.M.

Jessica Morelos, RMC
Municipal Clerk