

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**

Deputy Municipal Clerk Waranowicz announced that this September 23, 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
Joseph Sordillo, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer
Nicole Waranowicz, Deputy Municipal Clerk
Danielle Maiorana, C.F.O./Treasurer
Jeanmarie O'Leary, Keyboarding Clerk II

Others Absent: Jessica Morelos, Municipal Clerk

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

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

- | | |
|----------------------|---|
| ☞ September 8, 2025- | Regular/Agenda and Executive Sessions |
| ☞ September 9, 2025- | Receipt of Bids (Improvements to Oak Street & Borough Hall Annex Environmental Remediation) |

Seconded by Councilwoman Novak.

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

Mayor commented that there is misinformation being spread and he wanted to clarify some information. He then reported on updates on the renovation of the Borough Hall Annex building stating that funds are coming from Municipal Open Space, Recreation, Farmland and Historic Preservation Trust Fund and explained how the fund was established and that its use for this project is acceptable. Mayor O'Brien continued with how the building will be used for the Construction Department offices that have been in temporary conditions for twenty years and that the historic nature of the building will be restored and the building will not be torn down. He then went on to clarify why the use of grants would not be able to be used for this building. The Mayor went on to discuss the history of the land in Sayreville, specifically Kennedy Park and the adjacent 40 acres along with his attempts to have the owner sell the land to the Borough without success. The Mayor stated that he will not condemn property or take property from property owners as it would lead down a path he does not want Sayreville to go.

• **OLD BUSINESS:**

a) Public Hearing on the following Ordinances:

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

Public Hearing on Ordinance #24-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #24-25.

There were no comments

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

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

ORDINANCE #24-25
AN ORDINANCE SUPPLEMENTING AND AMENDING
SECTION 13-4.3 OF THE REVISED GENERAL
ORDINANCES OF THE BOROUGH OF SAYREVILLE
RECEPTACLE FOR MUNICIPAL SOLID WASTE

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Borough Council of the Borough of Sayreville, in the county of Middlesex, that the Revised General Ordinances of the Borough of Sayreville are hereby amended as follows:

13-4.3 Receptacle for Municipal Solid Waste *and Recycling*. All municipal solid waste ***and recycling*** shall be placed in receptacles approved by the Municipal Department Head of the Public Works Department. All receptacles shall be placed near the roadway at the curb or near the edge of the pavement in such a manner as may be provided for by regulations established by the Municipal Department Head of the Public Works Department. No receptacles shall be placed for collection prior to sunset of the evening before the scheduled collection day, nor shall receptacles remain at the roadside longer than twelve (12) hours following the day scheduled for collection. It shall be unlawful to place any material at the roadside for collection as a municipal solid waste, if it is not placed in an approved receptacle or if it is likely that said material may be scattered by the wind or by animals.

A. Fees for the cost of:

- 1. Solid waste receptacle—Additional.
- ~~2. Recycling receptacle—Additional and/or replacement.~~

Shall be the Borough's cost plus twenty (20%) percent rounded up to the nearest dollar.

SECTION 2. Severability Clause.

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

SECTION 3. Repealer.

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

INTRODUCED/APPROVED ON FIRST READING

DATED: September 8, 2025

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

/s/Mary Novak, Councilwoman
(Public Works Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED: September 23, 2025

/s/Nicole L. Waranowicz, R.M.C.
Deputy Clerk of the Borough of Sayreville

/s/Mary Novak, Councilwoman
(Public Works Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS 23rd DAY OF SEPTEMBER, 2025.

/s/Kennedy O'Brien, Mayor

Borough of Sayreville

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorney.

- b) Appointments
Cultural Arts Council
1yr. Term Brian McCue

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

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

- Zoning Board of Adjustment**
2yr. Alternate Unexpired Term Mitchell Cooper

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

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

- **NEW BUSINESS:**
 - a) Deputy Clerk Waranowicz reported having received the Supplemental Debt Statement as of September 23, 2025, from CFO Danielle Maiorana.

Councilwoman Novak moved the Supplemental Debt Statement be received and filed. Seconded by Councilwoman Roberts.

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

- b) Introduction of the following ordinances:

ORDINANCE #25-25
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE AMENDING THE BOROUGH’S FEE EXEMPTIONS TO INCLUDE
THE SAYREVILLE POLICE AUXILIARY
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Novak.

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

BOND ORDINANCE # 26-25
BOND ORDINANCE PROVIDING FOR VARIOUS PARK IMPROVEMENTS, BY
AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX,
STATE OF NEW JERSEY; APPROPRIATING \$1,240,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$1,178,000 BONDS OR NOTES OF THE
BOROUGH TO FINANCE PART OF THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

BOND ORDINANCE # 27-25

BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$6,360,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,042,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

BOND ORDINANCE # 28-25

BOND ORDINANCE PROVIDING FOR VARIOUS 2025 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,420,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,349,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

BOND ORDINANCE # 29-25

BOND ORDINANCE PROVIDING FOR ACQUISITION OF VARIOUS VEHICLES AND EQUIPMENT, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$3,680,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$3,496,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

BOND ORDINANCE # 30-25

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$2,742,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,742,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

BOND ORDINANCE # 31-25
**BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY
IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING
\$1,900,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,900,000 IN
BONDS OR NOTES TO FINANCE THE COST THEREOF**
(Admin. & Finance Committee- Co. Balka – Public Hearing 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

ORDINANCE #32-25
**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 10-14-25)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for October 14, 2025. Motion was seconded by Councilwoman Roberts.

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

- **CONSENT AGENDA RESOLUTIONS**
Mayor O'Brien opened the meeting for any comments on Consent Agenda Resolutions.

-Jim Robinson, Parlin, NJ
Mr. Robinson wished everyone a Happy Rosh Hashanah. Commented the Open Space Inventory, historical preservation, the Environmental Resource Inventory, the building that is occurring in the area and eminent domain.

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

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

Council President Roberts discussed the JCP&L issues that the town has been dealing with. Mayor suggested that starting October 1st that the Borough hold payment to JCP&L in a separate account until they correct the issues.

Council President Roberts made a motion to not pay JCP&L beginning October 1st. Seconded by Councilman Colaci. Councilwoman Novak asked the Borough Attorney to clarify the legality of this action. Response made by the Borough Attorney that it is an acceptable tactic.

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

Council President Roberts then stated she would like to compel JCP&L to find a solution and have the Borough's professionals come up with a temporary solution to provide light to Wilshire Boulevard.

Council President Roberts made a motion to adopt the Resolutions except for the JCP&L bill on the Bill List. Seconded by Councilman Synarski.

Roll Call: Councilpersons Roberts, Balka (abstained on Item #25-05065 and 25-05106 on Resolution #2025-219 and Nay on Resolution #2025-230), Colaci, Novak (Nay on Items #25-04952, 25-04974, 25-05139, 25-05197 on Resolution #2025-219 and Nay on Resolution #2025-223 and #2025-229), Synarski, Zebrowski, all Ayes.

RESOLUTION #2025-219

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 September 23, 2025 in the amount of \$9,087,828.12 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-220

A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE BOROUGH TO ADVERTISE FOR THE RECEIPT OF BIDS FOR ABANDONED VEHICLES

WHEREAS, the Borough of Sayreville Police Department is in possession of approximately sixteen (16) vehicles that have been abandoned by the owners; and

WHEREAS, it is the policy to advertise a Public Sale by a Public Agency; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that the Borough Clerk is authorized to place a Legal Notice requesting the receipt of bids for the aforesaid abandoned vehicles in possession of the Borough of Sayreville Police Department.

/s/Michael Colaci, Councilman
(Public Safety 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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-221

WHEREAS, Parlin Section 1 Urban Renewal, LLC has posted Performance Bond and Cash Bond covering the development; and

<u>90% Performance Bond</u>	<u>10% Cash Bond</u>
\$2,107,155.46	\$234,128.00

WHEREAS, the Performance Bond and Cash Bond for was reduced in April, 2024 as follows; and

<u>90% Performance Bond</u>	<u>10% Letter of Credit</u>
\$254,716.91	\$28,301.88

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 that the Performance Bonds and Cash Bonds be released, subject to the posting of a two (2) year 15% maintenance bond in the amount of \$351,192.52; and

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

/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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-222

WHEREAS, on September 9, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Improvements to Oak Street”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$1,992,040.00 is available in Account No. C-04-55-037-210.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 23rd day of September, 2025 that:

- 1. Contract for the “Improvements to Oak Street” be awarded to S Brothers, Inc. 16 Sobechko Road, Manalapan, NJ 07726 on their bid price of \$1,992,040.00, 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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

FUNDS CERTIFIED BY:

/s/Danielle Maiorana, CFO

RESOLUTION #2025-223

WHEREAS, on September 9, 2025 the Mayor and Council of the Borough of Sayreville received bids for the “Borough Hall Annex Environmental Remediation”; and

WHEREAS, that the Chief Financial certifies that funding in the amount of \$209,800.00 is available in Account No. Open Space Fund.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 23rd day of September, 2025 that:

1. Contract for the “Borough Hall Annex Environmental Remediation” be awarded to Plymouth Environmental Co. Inc., 923 Haws Avenue, Norristown, PA 19401 on their bid price of \$209,800.00, subject to the waiver of minor irregularities.

/s/Donna Roberts, 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:

/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE

/s/Kennedy O’Brien
Mayor

FUNDS CERTIFIED BY:

/s/Danielle Maiorana, CFO

RESOLUTION #2025-224

WHEREAS, at its September 2, 2025 meeting, the Sayreville Borough Environmental Commission voted to request the Borough Council to authorize the development of an Environmental Resource Inventory (“ERI”) of the Borough’s natural resources, such as wetlands, forests, waterways, wildlife habitats and environmentally sensitive areas; and

WHEREAS, at the September 8, 2025 Borough Council meeting, the Council considered the Environmental Commission’s request, and voted to authorize the Borough Planner to conduct ERI study and report, at an amount not to exceed \$15,500.00; and

WHEREAS, the Mayor and Borough Council wish to memorialize the vote taken at the September 8th Council meeting.

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 Planner is hereby authorized to develop an Environmental Resource Inventory (“ERI”) of the Borough’s natural resources at an amount not to exceed \$15,500.00.

BE IT FURTHER RESOLVED that the appropriate Borough officials are hereby authorized and directed to effectuate the terms of this Resolution.

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

/s/Donna Roberts, Councilwoman
(Sponsor)

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:
/s/ Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-225

**RESOLUTION AUTHORIZING SUBMISSION OF A GRANT
APPLICATION TO THE NJ DEPARTMENT OF COMMUNITY
AFFAIRS FOR PARK IMPROVEMENTS AT BAILEY PARK**

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 Park Improvements at Bailey Park.

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:
/s/ Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/ Kennedy O’Brien
Mayor

RESOLUTION #2025-226

**RESOLUTION AUTHORIZING SUBMISSION OF A GRANT
APPLICATION TO THE NJ DEPARTMENT OF COMMUNITY
AFFAIRS FOR RECORD DIGITIZATION**

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 for Record Digitization.

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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-227

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.

DCA Grant – Park Improvements to Bailey Park – \$500,000.00

SECTION 3.

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

/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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-228

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.

DCA Grant – Record Digitization – \$500,000.00

SECTION 3.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.
/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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-229

RESOLUTION OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE MUNICIPAL OPEN SPACE TRUST FUND FOR THE BOROUGH HALL ANNEX ENVIRONMENTAL REMEDIATION

WHEREAS, the voters of the Borough of Sayreville approved, by public referendum, the establishment of an Open Space Trust Fund pursuant to N.J.S.A. 40:12-15.7 et seq., for the purpose of acquiring, developing, and maintaining lands for recreation, conservation, and other open space uses; and

WHEREAS, the Borough of Sayreville Governing Body previously adopted Ordinance No. 671-00 establishing the Open Space Trust Fund and outlining the permissible uses of such funds; and

WHEREAS, the Mayor and Council has recommended that funds be allocated from the Open Space Trust Fund for the purpose of the Borough Hall Annex Environmental Remediation project; and

WHEREAS, the project is consistent with the purposes authorized under the enabling ordinance and New Jersey statutory law; and

WHEREAS, sufficient funds are available in the Open Space Trust Fund to cover the proposed expenditure;

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

1. The expenditure of an amount not to exceed \$209,800.00 from the Open Space Trust Fund is hereby authorized for the purpose of the Borough Hall Annex Environmental Remediation.

- 2. The Chief Financial Officer is hereby authorized and directed to make the appropriate entries and adjustments in the municipal budget and trust fund accounts to reflect this authorization.
- 3. This Resolution shall take effect immediately upon adoption.

/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:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

RESOLUTION #2025-230

BE IT RESOLVED that the proper officials are hereby authorized to execute an Agreement for permission to conduct a Fireworks Display between Starfire Corporation, 682 Cole Road, Carrolltown, PA 15722, and the Borough of Sayreville, covering display to be held at Kennedy Park on October 12, 2025 at a cost not to exceed \$15,000.00, subject to Starfire Corporation providing the appropriate insurance coverage as required by the Borough and further subject to said insurance indemnifying the Borough with regard to liability caused by the fireworks including personal injury and or property damage.

/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.

/s/Joseph Sordillo, Borough Attorney

ATTEST:
/s/Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

BOROUGH OF SAYREVILLE
/s/Kennedy O’Brien
Mayor

- **CORRESPONDENCE:**
 - A. Departmental Reports for August, 2025
 - B. Minutes from Boards/Commission:
 - 1. Board of Health – May 1, 2025.
 - 2. Shade Tree Commission – August 21, 2025.
 - 3. Environmental Commission – September 2, 2025.
 - 4. Rent Leveling Board – September 9, 2025.
 - C. Notice of Public Hearing:
 - 1. Notice of Public Hearing to be held before the Sayreville Board of Adjustment on September 24, 2025 at 7:30pm seeking to reconfigure and reduce the total size of the solar carport canopies that was approved in May 2021 for 2707 Main Street Extension.

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

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

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Received the 2024 Audit
- 2) Best Practices Inventory will be discussed further in October

- **PLANNING & ZONING – Councilman Zebrowski**

- 1) Thanked volunteers and staff for Sayreville Day
- 2) Thanked Jen and staff at Active Adult Center for their summer events and reminded residents that the annual Halloween Party will be on October 22nd
- 3) There is a Zoning Board meeting tomorrow and progress on S.E.R.A. and Planning Board progress
- 4) Questioned the engineer on an update for the Jernee Mill Road construction – response by Borough Engineer
- 5) Attended dinner for Father Ken Murphy from St. Stan's – commented on Father Ken's legacy

- **PUBLIC SAFETY – Councilman Colaci**

- 1) Thanked the first responders for keeping Sayreville safe and participating in Sayreville Day
- 2) Police Department Officers participated in the Tour de Force 9/11 Memorial Bike Ride raising fund for fallen officers' families
- 3) OEM personnel have participated in multiple school safety drills since the start of the new year. They are also working on a digital mapping of the Borough to improve emergency coordination
- 4) The Fire Department remains focused on maintaining operational readiness and improving interdepartmental coordination

- **PUBLIC WORKS – Councilwoman Novak**

- 1) Questioned the amount of new officers hired this year
- 2) Spoke on Father Ken Murphy
- 3) Ground breaking at Jerry Ust Recreation Center
- 4) 25th Anniversary of the Friends of the Library event and book written by a resident
- 5) Commented on the passing of Ordinance 24-25 and that LOSAP is not available for the Police Auxiliary and that she spoke with the State Legislators about changing that
- 6) Asked for the list of streets that are covered under the Bond Ordinances
- 7) Commented on the historic preservation of the old firehouse and the need for new offices for Construction and Code Enforcement
- 8) She asked for better communication amongst the Council

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

- 1) No real updates for the Water and Sewer Department – continue to conserve water
- 2) Commented that the Boehmhurst Pump Station will be rebuilt
- 3) Community Garden is winding down
- 4) Mentioned about the response to an accident at the Knights of Columbus. Thanks to the First Responders in town

- **RECREATION – Council President Roberts**

- 1) Commented on all the events happening in town throughout Autumn
- 2) Recapped the events from the Summer and thanked Recreation and Cultural Arts
- 3) Commented on all the completed and flourishing projects that have been done and the ones that are coming up.
- 4) Thanked Human Relations Commission for being at Sayreville Day and everyone who made Sayreville Day a success

SEPTEMBER 23, 2025 REGULAR/AGENDA MEETING	
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- 5) Discussed the issues with Ernston Road and asked the Borough Engineer for an update. The Borough Engineer responded that the County has formulated a plan to address the issues and is in the process to look for funding to execute the improvements
- 6) Asked about painting "Do Not Block" boxes on Ernston Road – Response by the Engineer that this was previously asked for and approved and the Business Administrator will follow up with the County about getting that done. Councilwoman Novak asked to have one painted at the intersection of Main Street and Main Street Extension as well
- 7) Mentioned an issue with a resident that had a water leak and asked for solutions to improve communication between residents and the Water Department
- 8) Talked about encouraging residents to reach out with issues and follow up on them and asked for more volunteerism within the town

➤ **MAYOR – Kennedy O'Brien**

- 1) Mayor asked for a moment of silence for assassinated American Charlie Kirk and his family
- 2) Invited residents to the Festival Lights and explained the event
- 3) Talked about the use of CDBG grant money to repave the Veterans Walkway in War Memorial Park
- 4) Asked that the historic map be added to the Borough website and spoke on some of the history of Sayreville

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- 1) Authorization to award a contract to Foveonics Imaging Technologies, Inc. of Clinton, NJ for digitizing the Borough's archived records through ESCNJ #22/23-11 in an amount not to exceed \$500,000.00.

-Resolution.

- Planning & Zoning

- Public Safety

- 1) Authorization to award a contract for Basic Life Support Services (BLS) and Emergency Medical Services to Hackensack Meridian Health JFK Emergency Services of Edison, NJ in the amount of \$64,000.00.

- Resolution.

- Public Works

- Recreation

- 1) Application for Special Event received from the following:
 - a) St. Stan's Car Show at St. Stanislaus Kostka Church and School grounds on October 26, 2025 (Rain date November 2, 2025) from 11am-4pm.

- Approved.

- Water & Sewer/Environmental

- 1) Authorization to award a contract to Pumping Services, Inc. (PSI) of Middlesex, New Jersey for repairs to the Boehmhurst Avenue Pump Station through the North Jersey Wastewater (NJWCPS) Co-op Contract #B454-P in an amount not to exceed \$79,802.42.

- Resolution.

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to amend Beth Magnani's title from Principal Payroll Clerk to Payroll Supervisor, effective October 1, 2025.

- Approved.

- 2) Authorization to amend Beata Duigon’s title from Supervisor of Payroll and Benefits to Benefits Supervisor, effective October 1, 2025.

- Approved.

- 3) Authorization to appoint Jamie Kurtz to Clerk 1 in the Administration Dept., effective October 1, 2025.

- Approved.

- 4) Authorization for CME Associates to prepare design and engineering for upgrades to Bailey Park.

- Resolution.

- 5) Authorization to award a contract to Flock Group Inc. of Atlanta, GA for a flock camera systems in an amount not to exceed \$180,542.43 using forfeiture funds.

- Resolution.

Mayor asked the Business Administrator to explain what the flock cameras are, what they will be used for, how they are being paid for and how the public can access the footage captured.

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER -Jay Cornell**

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

-Reiterated Councilwoman Novak’s comments on the Police Auxiliary and LOSAP.

• **PUBLIC PORTION**

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

Those commenting were:

- Sharon Rodas, 20 Second Street

Commented on an issue with her son’s soccer team and gave updates on the Cultural Arts Council’s Halloween Event.

- Jim Robinson, Parlin

Mr. Robinson asked about an update with the Dupont and PSAF settlement and how it impacts the community. He continued with comments on the issues with JCP&L and streetlights. He spoke about veterans housing being included in the Affordable Housing Plan. Talked about renovation of old buildings.

Mayor spoke on one of his staff members and liaison to the veterans in town, Ken Kelly Sr., and how Middlesex County has one of the finest veterans housing programs in the Country. Mayor recommends that anyone with questions or concerns about veterans housing needs to call Ken Kelly.

No further comments.

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

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

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:13 P.M.

Nicole L. Waranowicz, RMC
Deputy Municipal Clerk

Date Approved: _____