

Council President Roberts 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 September 8, 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: Glenn Skarzynski, Business Administrator
Jessica Morelos, Municipal Clerk
Joseph Sordillo, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer
Nicole Waranowicz, Assistant Municipal Clerk
Danielle Maiorana, C.F.O./Treasurer

Others Absent: Mayor Kennedy O'Brien

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

Councilwoman Novak moved the following minutes be approved, subject to correction if necessary:

✎ August 18, 2025 - Regular/Agenda and Executive Sessions

Seconded by Councilman Synarski.

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

- **PROCLAMATION & PRESENTATIONS**

- Eloy Fernandez on behalf Sayreville/South Amboy Rotary Club presented a donation to the South Amboy American Legion Post 62 which were raised at the 1st Annual Car Show at the Sayreville VFW. He thanked all who were involved with this event.

- **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

SEPTEMBER 8, 2025 REGULAR/AGENDA MEETING	
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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/ Mary J. Novak, Councilwoman

APPROVED:

/s/ Donna Roberts, Council President

Councilwoman Novak moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Balka.

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

Time: 7:14 PM

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

Reconvene:

Councilwoman Novak made a motion to reconvene. Motion was seconded by Councilman Balka.

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

Time: 7:26 PM

Council President Roberts asked Borough Engineer Cornell to give an update on the firehouse.

Borough Engineer Cornell stated that the Borough will be receiving bids for the environmental remediation portion.

Council President Roberts asked for an update on the elevator.

Business Administrator Skarzynski responded that the contractor received the necessary permits from the state and is waiting for a start date.

Council President Roberts asked for an update on Eulner Street.

Business Administrator Skarzynski responded that after the last meeting he walked the street and some things have been addressed by DPW. He stated that next week they will be meeting with South Amboy to see if there any other improvements that can be done.

Business Administrator Skarzynski stated hopefully in a couple of weeks we can authorize the engineer to prepare plans and specs for that project.

Council President Roberts questioned if those properties can be included in Blue Acres.

Borough Attorney Sordillo responded that he doesn't believe so but will look into it.

- **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 #23-25.

Council President Roberts opened the meeting to the public for comments on Ordinance #23-25.

There were no comments

Councilman Balka 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 Balka, Colaci, Novak, Roberts, Synarski, Zebrowski, all Ayes.

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

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Sayreville as follows:

Section 1. The following annual salaries be and the same are here established for the following Borough Officials, officers and employees and made part of Appendix 1 of Ordinance #02-24 and made part hereof.

Borough of Sayreville – SAMS Salary & Wage Schedule

	2025		2026		2027	
SALARY	Min	Max	Min	Max	Min	Max
<i>Payroll Supervisor</i>	79,672	93,331	81,744	95,758	83,788	98,152
<i>Employee Benefits Supervisor</i> (amending the title Supervisor of Payroll and Benefits)	79,672	93,331	81,744	95,758	83,788	98,152

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: August 18, 2025

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

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

ADOPTED ON SECOND READING

DATED: September 8, 2025

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

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

APPROVAL BY THE MAYOR ON THIS _8th_ DAY OF _SEPTEMBER_, 2025.

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

APPROVED AS TO FORM:

/s/Joseph Sordillo, Borough Attorne

b) Appointments

Borough Clerk read the following:

- c) Resolution received from the Sayreville Planning Board following a meeting on August 20, 2025 recommending Block 446, Lots 2.01 & 2.02; Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 & 5.04; Block 449.07, Lots 1.01, 2.01 & 3.01 be designated as an Area in Need of Redevelopment.

- **NEW BUSINESS:**

- a) Introduction of the following ordinances:

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
(Public Works Committee- Co. Novak – Public Hearing 9-23-25)

Councilwoman Novak moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for September 23, 2025. Motion was seconded by Councilman Zebrowski.

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

Council President Roberts made a motion to authorize Borough Professionals to complete an Environmental Resource Inventory for the Borough in an amount not to exceed \$15,500.00. Seconded by Councilwoman Novak.

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

- **CONSENT AGENDA RESOLUTIONS**

Council President Roberts opened the meeting for any comments on Consent Agenda Resolutions.

There were no comments.

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

Roll Call: Councilpersons Zebrowski, Balka (abstained on Item #25-04827 on Resolution #2025-210), Colaci, Novak (abstained on Items #25-04560, 25-04590, 25-04641, 25-04657, 25-04730, 25-04802, 25-04872 on Resolution #2025-210 and Nay on Resolution #2025-217), Roberts, Synarski, all Ayes.

RESOLUTION #2025-210

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.

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Kennedy O'Brien, Mayor	
<u>/s/ Daniel Balka, Councilman</u>	<u>/s/ Donna Roberts, Councilwoman</u>
<u>/s/ Michael Colaci, Councilman</u>	<u>/s/ Stanley Synarski, Councilman</u>

/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 8, 2025 in the amount of \$30,584,247.98 in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).

RESOLUTION #2025-211
RESOLUTION OPPOSING NEW JERSEY’S CURRENT AFFORDABLE HOUSING COMPLIANCE PROGRAM AND PROCEDURES OF THE FAIR HOUSING ACT, AND REQUESTING FURTHER LEGISLATIVE ACTION TO ADDRESS THE UNFAIR AND UNJUST PRACTICES THEREIN.

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

WHEREAS, the Amended FHA set forth the requirements and procedures for determining the affordable housing fair share obligations for all municipalities through the State, along with the municipalities required compliance mechanisms, procedures and deadlines in order to satisfy its fair share obligations for the Fourth (4th) Round (2025-2035) of affordable housing compliance; and

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts issued Administrative Directive #14-24, which established procedural requirements and additional deadlines for proceeding with the Affordable Housing Dispute Resolution Program (the “Program”) as required by the Amended FHA; and

WHEREAS, as of the date of this Resolution, the Borough of Sayreville has complied with all applicable requirements, filings and deadlines set forth in the Amended FHA and Administrative Directive #14-24; and

WHEREAS, while the deadlines established by the Amended FHA and Administrative Directive #14-24 are strictly construed against the municipalities, such deadlines are not held as strictly against the Program or the Courts; and

WHEREAS, the Program and the Courts have thus far issued varied and contradictory recommendations and decisions with regard to the methodologies utilized in the determination of the municipalities’ present and prospective need obligations and the objections made thereto; and

WHEREAS, the Amended FHA has not been consistently applied to all municipalities with regard to the methods of calculating the municipalities’ present and prospective need obligations, which casts doubt and concern over the Program’s and Court’s handling of the review of the municipalities’ adopted Housing Element and Fair Share Plans, along with any obligations to same; and

WHEREAS, the Borough of Sayreville, while fully complying with the requirements of the Amended FHA and Administrative Directive #14-24, opposes the current affordable housing requirements of the Amended FHA, along with the procedures and filing requirements established therein and the Administrative Directive #14-24; and

WHEREAS, the current affordable housing system established in the Amended FHA creates unrealistic requirements upon municipalities, including the promotion of sprawl throughout the State; and

WHEREAS, the current standards embodied in the Amended FHA impose unrealistic burdens on municipalities as demonstrated by the fact that the FHA calls for

the imposition of a statewide affordable housing obligation of 84,698 just for Round 4 on municipalities that issued only 99,956 Certificates of Occupancy for all housing units in the 2010-2020 period that was used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of unrealistic obligations does not advance the realistic opportunity for the construction of more affordable housing, but instead encourages opposition and litigation; and

WHEREAS, the current affordable housing requirements, mechanisms and set-aside percentages provide for excessive overdevelopment, with more market rate units being constructed than affordable housing units, unless otherwise requiring municipalities to expend large sums of public funds to subsidize such construction; and

WHEREAS, the imposition of unrealistic housing obligations forcing municipalities to overdevelop with inclusionary housing, thereby causing resistance to affordable housing; and

WHEREAS, even-handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

WHEREAS, the unrealistic obligations imposed by the current laws can be easily addressed by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the Amended FHA; and

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey's long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist, and the issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, a standard aimed at ensuring that the number of affordable housing units in our State will increase commensurately with the number of market units constructed will put the doctrine on a sustainable trajectory that will avoid the tendency of municipalities to oppose implementation of affordable housing obligations; and

WHEREAS, in light of the above, the Borough Council of the Borough of Sayreville has determined that the current 4th Round affordable housing process, including the Program, as established by the Amended FHA and Administrative Directive #14-24 needs to be revised, amended and re-adopted by the New Jersey Legislature to assure a more fair and just process of determining municipalities' present and prospective need obligations, as well as the process and mechanisms provided to municipalities to address same.

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Borough hereby requests and demands that the New Jersey Legislature enact further amendments to the Amended FHA to provide for a more fair and just method of addressing the affordable housing obligations throughout the State; as well as provide municipalities the ability to participate in the preparation of such legislation so that their input can be taken into account.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to send a certified copy of this Resolution to the Borough's State Legislative (Senate and Assembly) representatives, Senate President Nicholas Scutari, Assembly Speaker Craig Coughlin, the Lieutenant Governor Tahesha Way, the New Jersey Governor Phil Murphy, and the New Jersey League of Municipalities.

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

/s/ John Zebrowski, Councilman
(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:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Donna Roberts
Council President

RESOLUTION #2025-212

BE IT RESOLVED that the proper Borough officials are hereby authorized and directed to award a contract for VESTA 911 Support/Maintenance for the Police Department from Motorola Solutions, 500 W Monroe Street, Chicago, IL 60661, through NJ State Contract T0109/A83925 at a total cost not to exceed \$47,681.30.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$47,681.30 is available in Account No. 5-01-20-140-140.

/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:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Donna Roberts
Council President

FUNDS CERTIFIED BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2025-213

BE IT AND IT IS HEREBY RESOLVED, that the Qualified Purchasing Agent is hereby authorized and directed to auction a 2002 Sutphen 95 foot Mid-Mount Platform 1500GPM Pump/500 gallon Fire Truck VIN: 1S9A3JLE221003043 on municibid.com.

/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:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Donna Roberts

Council President

RESOLUTION #2025-214

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 Resilient Communities Grant – Melrose Pump Station –
\$2,859,780.00

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:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC

Municipal Clerk

/s/ Donna Roberts

Council President

RESOLUTION #2025-215

WHEREAS, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 3:

- Project: Improvements to Elizabeth Avenue
- Contractor: Z Brothers Concrete Contractors, Inc.
304 Jernee Mill Road
Sayreville, NJ 08872
- Net Decrease: \$359,694.83
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

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

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:
2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

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

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Donna Roberts
Council President

RESOLUTION #2025-216
ACCEPTING FINAL WORK
AND AUTHORIZING FINAL PAYMENT
UPON EXPIRATION OF STATUTORY PERIOD

WHEREAS, the following named contractor has completed the following work as indicated on the project hereafter referred to, which work is apparently in accordance with the plans, specifications and contract documents:

- Project: Improvements to Elizabeth Avenue
- Contractor: Z Brothers Concrete Contractors, Inc.
304 Jernee Mill Road
Sayreville, NJ 08872
- Balance Due \$14,744.59

WHEREAS, the Borough Engineer has fully issued a certificate certifying to the completion of the work and recommending payment in accordance with the terms thereof; and

WHEREAS, the Standing Committee of the Governing Body under whose jurisdiction this work falls has likewise inspected said work and has determined that it has been completed in apparent conformity with the plans and specifications; and

WHEREAS, the Statutes of New Jersey pertaining to the enforcement of mechanic's and materialmen's liens on municipal projects provide that notice thereof may be filed at any time within 45 days of the final acceptance of said work;

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

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.
2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.
3. That upon expiration of the 45 days from the date hereof, the

4. That should the contract under which this work has been done provide for the release of any retained percentage upon the filing of a maintenance bond, that said percentage shall be paid said contractor upon the filing of a one-year 15% Maintenance Bond in the amount of \$193,444.57 and the approval of same as to form and sufficiency by the Borough Attorney.

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

/s/ Joseph Sordillo, Borough Attorney

BOROUGH OF SAYREVILLE

/s/ Donna Roberts
Council President

A RESOLUTION DESIGNATING THE PROPERTIES IDENTIFIED AS BLOCK 446, LOTS 2.01 AND 2.02; AND, BLOCK 445, LOTS 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 AND 5.04 AND BLOCK 449.07, LOTS 1.01, 2.01 AND 3.01 AS AREAS IN NEED OF NON-CONDEMNATION REDEVELOPMENT AND REHABILITATION PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, AND AUTHORIZING THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY TO PREPARE A REDEVELOPMENT PLAN.

WHEREAS, the Borough Council, by Resolution No. 2024-289, adopted November 25, 2024, as amended July 21, 2025, authorized and directed the Borough Planning Board (“Board”) to conduct a preliminary investigation in order to investigate whether seventeen (17) properties identified as Block 446, Lots 2.01 and 2.02; and, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04 and Block 449.07, Lots 1.01, 2.01 and 3.01, all located on either side of Mini Mall Drive and to the north of the intersection of Mini Mall Drive and Ernston Road, inclusive of any and all streets, paper streets, private drives and right of ways (the “Study Area”) meet the criteria set forth in the LRHL, specifically N.J.S.A. 40A:12A-5, and should be determined to be a Non- Condemnation Area in Need of Redevelopment and/or Rehabilitation under LRHL; and

WHEREAS, Ms. Sawant conducted the preliminary investigation and prepared a Preliminary Investigation Report, dated August 20, 2025, with maps and exhibits showing the boundaries of the Study area and the location of the parcel therein, setting forth the basis of the investigation (the “Report”); and

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

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

WHEREAS, in accordance with N.J.S.A. 40A:12A-6 of the LRHL, after giving due notice of same, on August 20, 2025, the Board conducted a public hearing on the preliminary investigation and Report on whether the Study Area meets the criteria to be designated as a “non-condemnation area in need of redevelopment” pursuant to the LRHL; and

WHEREAS, at the August 20th public hearing, Ms. Sawant was sworn and provided testimony in support of the preliminary investigation and Report before the Board; and

WHEREAS, at the August 20th public hearing, the Board also gave members of the public an opportunity to speak and ask questions related to the preliminary investigation, Report, and testimony of Ms. Sawant; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on August 20, 2025, determined that the Study Area met one or more criteria to designate the Study Area as an “area in need of redevelopment,” collectively meeting criteria “c”, “d” and “h” of N.J.S.A. 40:12A-5 of the LRHL; as well as be designated as an area in need of rehabilitation; which was memorialized by way of Resolution adopted on August 20, 2025, which is attached hereto and made a part hereof; and

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

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

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

- (1) The foregoing recitals are incorporated herein as if set forth in full.
- (2) The Study Area, which consists of the properties identified as Block 446, Lots 2.01 and 2.02; and, Block 445, Lots 1.01, 1.02, 1.03, 2.03, 2.04, 3.01, 4.03, 4.04, 4.05, 4.06, 5.03 and 5.04 and Block 449.07, Lots 1.01, 2.01 and 3.01 on the Borough Tax Maps, inclusive of any and all streets, paper streets, private drives and right of ways, is hereby designated as a Non- Condemnation Area in Need of Redevelopment, as well as an area in need of rehabilitation under the LRHL (hereinafter also defined as the “Redevelopment Area”).
- (3) The Determination shall authorize the Borough of Sayreville to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a “Non-Condensation Redevelopment Area” and an area in need of rehabilitation.
- (4) SERA is hereby authorized and directed to prepare a draft redevelopment plan for the Redevelopment Area and to present same to the Borough Council for its consideration.
- (5) The Borough Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the “Commissioner”) for review. The

Determination of the Study Area as a “non-condemnation area in need of redevelopment” shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

- (6) Notice of the Determination (the “Notice”) shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor’s records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
- (7) A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

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

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

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

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

/s/ Joseph Sordillo, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Donna Roberts
Council President

RESOLUTION #2025-218

WHEREAS, Mayor Kennedy O’Brien has appointed Christopher Bardsley to the position of Coordinator of the Office of Emergency Management to serve for a three (3) year term from September 1, 2025 to September 1, 2028; and

WHEREAS, N.J.S.A. 40:69A-43(b) requires that each Department Head appointed by the Mayor shall be with the advice and consent of the Council.

NOW THEREFORE, BE AND IT IS, HEREBY RESOLVED, by the Council of the Borough of Sayreville that consent to the appointment of Christopher Bardsley as Coordinator of the Office of Emergency Management of the Borough of Sayreville is hereby given.

/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

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ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Donna Roberts
Council President

• **CORRESPONDENCE:**

A. Minutes from Boards/Commission:

1. Planning Board – July 16, 2025

B. Notice of Public Hearing:

1. Notice of Public Hearing to be held before the Township of Old Bridge Council on September 16, 2025 on the adoption their ordinance #25-24 approving an application for a financial agreement and the financial agreement with Vision Old Bridge III Urban Renewal, LLC.
2. Notice of Public Hearing to be held before the BPU on September 9, 2025 at 4:30pm for JCP&L's provision of Basic Generation Service for the period beginning June 1, 2026.
3. Notice of Public Hearing to be held before the Sayreville Board of Adjustment on September 24, 2025 at 7:30pm seeking various Bulk Variances for 48 Cedar Terrace.

C. Retirement/Resignations received from the following:

1. Heather Yannone from the Shade Tree Commission effective immediately.

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

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Progress

➤ **PLANNING & ZONING – Councilman Zebrowski**

- 1) Temporary substation was removed and still would like answers to his ten questions that were submitted to JCP&L in January.
- 2) Commented on the fall calendar for the Borough.
- 3) Have patience during the new school year while driving.

➤ **PUBLIC SAFETY – Councilman Colaci**

- 1) Sayreville Police Dept. is reminding everyone to stay alert, drive carefully and help keep the children safe during the new school year.
- 2) Congratulated the OEM Director and OEM Deputy Director on their reappointment. They continue to work on the Hazardous Mitigation Plan and are preparing to launch a digital mapping project.
- 3) Firemen's convention will be held this weekend.

➤ **PUBLIC WORKS – Councilwoman Novak**

- 1) Commented on the new recycling bins/program.
- 2) Sayreville Day is on September 21st.
- 3) Questioned if the Police Auxiliary could be exempt from permits/licensing and participate in LOSAP.
Business Administrator Skarzynski responded that the ordinance will have to be amended and will look into the LOSAP.
Councilwoman Novak made a motion to include Police Auxiliary for exemption of fees/licensing and LOSAP. Seconded by Councilman Balka.
Roll Call: Councilpersons Novak, Balka, Colaci, Roberts, Synarski, Zebrowski, All Ayes.
- 4) Commented on the curve on Cheesequake Road.

SEPTEMBER 8, 2025 REGULAR/AGENDA MEETING	
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Councilwoman Novak made a motion to designate the old fire house as a historical site. Seconded by Councilman Balka.

Roll Call: Ayes: Councilpersons Novak, Balka

Nays: Councilpersons Colaci, Roberts, Synarski, Zebrowski

Councilwoman Novak made a motion to buy 40 acres adjacent to Kennedy Park. Seconded by Councilman Balka.

Roll Call: Ayes: Councilpersons Novak, Balka

Nays: Councilpersons Colaci, Roberts Synarski, Zebrowski

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

- 1) Commented on the 9/11 ceremony.
- 2) There will be new water lines going in on Oak Street so some residents might experience issues.
- 3) Still have the drought issue.
- 4) Commented on the Community Garden.

➤ **RECREATION – Council President Roberts**

- 1) Commented on gotnetspeed.
- 2) Eagle Scouts had projects going on at the garden.
- 3) Fall event flyer on the back table.

➤ **MAYOR – Kennedy O'Brien**

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- Planning & Zoning

- Public Safety

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

a) SBC Riverdogs on September 28, 2025.

- Approved.

- 2) Request to travel received from the following:

a) Engine Co. #1 to take Utility 7 to Glen Burnie, MD to take equipment for repairs.

- Approved.

- 3) Authorization for the Borough Clerk to advertise for the receipt of sealed bids for abandoned and unclaimed Motor Vehicles, in accordance with N.J.S.A. 39:10A-1.

- Resolution.

- Public Works

- 1) Requests received to hold a block party from the following:

a) Residents of Fabiszewski Way Cul-de-Sac on September 14, 2025 from 1pm-6pm.

- Approved.

- 2) Authorization for the St. Stanislaus Kostka School to use the Portable Stage for their Annual Car Show on October 26, 2025 with a rain date on November 2, 2025.

- Approved.

- Recreation

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

➤ **C.F.O. – Danielle Maiorana**

➤ **BOROUGH ENGINEER -Jay Cornell**

1) Parlin Section 1 Urban Renewal LLC (Arsenal Trade Center) Site
Plan/Subdivision – Bond Release Request.

- Resolution.

2) Improvements to Oak Street – Receipt of Bids. (Verbal Report)

- Resolution.

3) Borough Hall Annex Environmental Remediation – Receipt of Bids. (Verbal
Report)

- Resolution.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

• **PUBLIC PORTION**

At this time Council President Roberts opened the meeting to the public for
comments on any and all matters.

Those commenting were:

- Alberto Rios, 196 Washington Road

Mr. Rios commented on the 40 acres behind Kennedy Park. He commented on
the elevator being out and zoom participation.

- Jim Robinson

Mr. Robinson stated that the affordable housing law needs improvement. He
commented on the 300 units that need to be built over ten years and the 40 acres
near Kennedy Park. Mr. Robinson stated that there is an open space inventory
list.

- Ken Olchaskey

Mr. Olchaskey commented on the appraisal of the 40 acres near Kennedy Park.

No further comments.

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

Roll Call: Voice Vote, all Ayes.

Council President Roberts commented on the appraisal and that the Borough
contacted the property owner and they have no interest in selling it to the
Borough.

• **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:24 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____