



The Borough of Sayreville

REGULAR/AGENDA MEETING

September 8, 2025

1. CALL TO ORDER

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

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

(Motion to approve, subject to correction if necessary)

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

3. PROCLAMATION & PRESENTATIONS:

4. EXECUTIVE SESSION:

5. OLD BUSINESS:

- Public Hearing on 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)

- Appointments

- 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.

6. NEW BUSINESS:

- 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)

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

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|----------|---|
| 2025-210 | Resolution approving bills for payment. |
| 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. |
| 2025-212 | Awarding a contract for VESTA Support/Maintenance through NJ State Contract T0109/A83925 from Motorola Solutions in an amount not \$47,681.30. |
| 2025-213 | Authorizing the auction of one (1) 2002 Sutphen 95 foot Mid-Mount Platform 1500GPM Pump/500 gallon Fire Truck VIN #1S9A3JLE221003043 through Municibid.com. |



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- 2025-214 Requesting approval for the insertion of an item of revenue in the 2025 Local Municipal Budget.
 - DCA Resilient Communities Grant – Melrose Pump Station – \$2,859,780.00
- 2025-215 Approving Closeout Change Order No. 3 for Z Brothers Concrete Contractors, Inc. for the Improvements to Elizabeth Avenue project which reduces the contract amount from \$1,649,325.27 to \$1,287,630.44 which represents a net decrease of \$359,694.83.
- 2025-216 Accepting the work, closing out the contract, and issuing final payment in the amount of \$14,744.59 to Z Brothers Concrete Contractors, Inc. for the Improvements to Elizabeth Avenue project subject to the posting of a one (1) year 15% Maintenance Bond in the amount of \$193,444.57.
- 2025-217 Resolution designating the properties identified as Block 446, Lots 2.01 and 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 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.
- 2025-218 Resolution memorializing the appointment of the OEM Coordinator for the Borough of Sayreville.

8. 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.

9. MAYOR & COUNCIL REPORTS

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



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➤ **MAYOR – Kennedy O’Brien**

10. 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.

- Approve/Deny

- 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.

- Approve/Deny

- 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 Needed

- 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.

- Approve/Deny

- 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.

- Approve/Deny

- 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 Needed

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

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

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

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

12. ADJOURNMENT

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