

Mayor O'Brien opened the Regular/Agenda Meeting at 6:55 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this March 11, 2024 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, Onuoha, Roberts, Synarski, Zebrowski

Absent: None

Others Present: Mayor Kennedy O'Brien
Glenn Skarzynski, Business Administrator
Denise Biancamano, C.F.O./Treasurer
Jessica Morelos, Municipal Clerk
Michael Collins, Esq., Borough Attorney
Jay Cornell, P.E., Borough Engineer
Nicole Waranowicz, Asst. Municipal Clerk

Others Absent: None

- **PROCLAMATION & PRESENTATIONS**

- ✦ Imam Saheb stated they are here to break their fast with a prayer, dates and water for Ramadan. He described Ramadan. Imam Saheb presented the Mayor & Council with a plaque of appreciation.

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

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

☞ February 26, 2024 - Regular/Agenda & Closed Sessions

Seconded by Councilman Onuoha.

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

- **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 #05-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #05-24.

There were no comments.

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

Roll Call: Councilpersons Balka, Colaci, Onuoha, Roberts, Synarski, Zebrowski, all ayes.

BOND ORDINANCE #05-24

BOND ORDINANCE PROVIDING FOR WATER UTILITY

IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$850,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$850,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF

BE IT ORDAINED AND ENACTED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) **AS FOLLOWS:**

SECTION 1. The improvements or purposes described in Section 3 of this bond ordinance are hereby authorized to be undertaken by the Borough of Sayreville, in the County of Middlesex, State of New Jersey (the "Borough") as general improvements. For the said improvements or purposes stated in Section 3, there is hereby appropriated the sum of \$850,000 from the Water Utility of the Borough. Pursuant to the provisions of N.J.S.A. 40A:2-7(h) and 40A:2-11(c) of the Local Bond Law, N.J.S.A. 40A:2-1 et seq., as amended and supplemented (the "Local Bond Law"), no down payment is required as the Water Utility of the Borough is self-liquidating.

SECTION 2. For the financing of said improvements or purposes described in Section 3 hereof and to meet the said \$850,000 appropriation, negotiable bonds of the Water Utility of the Borough are hereby authorized to be issued in the aggregate principal amount not exceeding \$850,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvements or purposes, negotiable notes of the Borough in an aggregate principal amount not exceeding \$850,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by said Local Bond Law.

SECTION 3. (a) The improvements hereby authorized and purposes for the financing of which said obligations are to be issued are water utility improvements including, but not limited to, improvements to the Duhernal and Sayreville Well fields and Well 1 and Well AF including, but not limited to, as applicable, mobilization, inspection, testing, and evaluation of wells, mechanical, well pump, piping and control system improvements, and shall also include, but are not limited to, the following, as applicable, engineering and design work, preparation of plans and specifications, permits, bid documents, testing, inspection and contract administration; and also all work, materials, equipment, labor and appurtenances as necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvements or purposes is \$850,000.

(c) The aggregate estimated cost of said improvements or purposes is \$850,000.

SECTION 4. In the event the United States of America, the State of New Jersey, the County of Middlesex or a private entity make a contribution or grant in aid, as applicable, to the Borough for the improvements or purposes authorized hereby and the same shall be received by the Borough prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Middlesex. In the event, however, that any amount so contributed or granted, as applicable, by the United States of America, the State of New Jersey, the County of Middlesex or a private entity, shall be received by the Borough after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Borough as a result of using funds from this bond ordinance as “matching local funds” to receive such contribution or grant in aid.

SECTION 5. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Borough, provided that no note shall mature later than one (1) year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer of the Borough shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery thereof. The Chief Financial

MARCH 11, 2024 REGULAR/AGENDA MEETING	
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Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

SECTION 6. The capital budget of the Water Utility of the Borough is hereby amended to conform with the provisions of this bond ordinance, and to the extent of any inconsistency herewith, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended capital budget and capital programs of the Water Utility as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, will be on file in the Office of the Clerk and will be available for public inspection.

SECTION 7. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses and are improvements or purposes which the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvements or purposes within the limitations of said Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 20 years.

(c) The supplemental debt statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Borough and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Borough as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$850,000 and the said obligations authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$150,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements hereinbefore described.

SECTION 8. The full faith and credit of the Borough are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Borough, and the Borough shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Borough for the payment of the obligations and the interest thereon without limitation as to rate or amount.

SECTION 9. The Borough hereby declares the intent of the Borough to issue the bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 9 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

SECTION 10. The Borough Chief Financial Officer is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Borough and to execute such disclosure document on behalf of the Borough. The Borough Chief Financial Officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Borough pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Borough and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Borough fails to comply with its undertaking, the Borough shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

SECTION 11. The Borough covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

SECTION 12. This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption and approval by the Mayor, as provided by the Local Bond Law.

**MARCH 11, 2024
REGULAR/AGENDA
MEETING**

INTRODUCED/APPROVED ON FIRST READING

DATED: February 26, 2024

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

/s/Daniel Balka, Councilman
(Admin & Finance Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED: March 11, 2024

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

/s/Daniel Balka, Councilman
(Admin & Finance Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS 11th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Michael Collins, Esq., Borough Attorney

b) Appointments

Mayor made the following appointments:

PLANNING BOARD

4 Yr. Unexpired term Class IV Daniel Volosin

• **NEW BUSINESS:**

a) Introduction of the following ordinances:

ORDINANCE #06-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING PURCHASING
(Admin. & Finance Committee - Co. Balka - Public Hearing 3-25-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #07-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING PARLIAMENTARY
PROCEDURE DURING COUNCIL MEETINGS
(Admin. & Finance Committee - Co. Balka - Public Hearing 3-25-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #08-24
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #03-24
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027
(Admin. & Finance Committee - Co. Balka - Public Hearing 3-25-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #09-24
**AN ORDINANCE GRANTING MUNICIPAL CONSENT FOR
THE RENEWAL OF A CABLE TELEVISION FRANCHISE
FOR THE OPERATION OF A CABLE TELEVISION SYSTEM
WITHIN THE BOROUGH OF SAYREVILLE, NEW JERSEY
TO CSC TKR, LLC, D/B/A CABLEVISION OF RARITAN VALLEY**
(Admin. & Finance Committee – Co. Balka – Public Hearing 3-25-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #10-24
**AN ORDINANCE AMENDING THE BOROUGH OF SAYREVILLE
LANDFILL AND MELROSE REDEVELOPMENT PLAN**
(Planning & Zoning Committee – Co. Zebrowski – Public Hearing 3-25-24)

Councilman Zebrowski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #11-24
**AN ORDINANCE READOPTING ORDINANCE 842-03 ENTITLED “AN
ORDINANCE OF THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF
MIDDLESEX AND STATE OF NEW JERSEY, PROVIDING FOR THE
EXEMPTION OF CERTAIN DWELLINGS PURSUANT
TO P.L. 1992, CHAPTER 441**
(Admin. & Finance Committee – Co. Balka – Public Hearing 3-25-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 25, 2024. Motion was seconded by Council President Roberts.

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

• **CONSENT AGENDA RESOLUTIONS**

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

Those commenting were:

- Frank Terzino, 32 Canal Street

Mr. Terzino urged that they pass Resolution #2024-84.

- Art Rittenhouse, 33 Delikat Lane

Mr. Rittenhouse commented on the resolution for the designation as a historic Landmark and requested it be passed.

**MARCH 11, 2024
REGULAR/AGENDA
MEETING**

- Jim Robinson, 11 Borelle Square

Mr. Robinson questioned if commercial developments still have to contribute to Affordable Housing.

Business Administrator Skarzynski responded that commercial developments would contribute to it.

Mr. Robinson questioned what the Mayor's plan is for the money the Borough would receive from selling the property on Jernee Mill Road.

Mayor responded there are no specific plans at this moment.

No further comments.

Councilman Zebrowski made a motion to close the Public Portion. Seconded by Council President Roberts

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

Council President Roberts made a motion to adopt the Consent Agenda Resolutions excluding Resolution #2024-84. Seconded by Councilman Balka.

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

Councilman Balka made a motion to adopt Resolution #2024-84. Seconded by Councilman Onuoha.

Roll Call: Ayes: Councilpersons Balka, Onuoha

Nays: Councilpersons Colaci, Roberts, Synarski, Zebrowski

RESOLUTION #2024-74

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/ Christian Onuoha, Councilman

/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/ Michael Collins, Borough Attorney

Bill list of March 11, 2024 in the amount of \$8,367,732.81 in a separate Bill List File for 2024 (See Appendix Bill List 2024-A for this date).

RESOLUTION #2024-75

BE IT RESOLVED that the proper Borough officials are hereby authorized

and directed to purchase a VESTA CommandPOST for the Police Department from Motorola, 1301 E. Algonquian Road, Schaumburg, IL 30196, through State Contract T0109/A83909 at a total cost not to exceed \$48,295.80.

/s/ Christian Onuoha, 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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-76

WHEREAS, The County of Middlesex in continuing to recognize the importance of recycling and the role that the individual municipalities play in conjunction with the County towards achieving an exemplary recycling rate has proposed to provide grant monies to municipalities through the Recycling Enhancement Grant (REG) Program; and

WHEREAS, it is the intent of the REG Program to provide funds to qualifying municipalities to be used for improvements to the recycling center, to enhance a municipality's recycling program; and

WHEREAS, it appears to be in the best interest of the Borough of Sayreville and its citizens to apply for this grant;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that the Municipal Recycling Coordinator, Elyse Barone, CRP, is hereby authorized to submit the attached application for consideration of a grant to the Middlesex County Division of Solid Waste Management.

/s/ Michael Colaci, Councilman
(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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-77

BE IT AND IT IS HEREBY RESOLVED that the proper Borough Officials are hereby authorized and directed to execute the NJDEP Treatment Works Approval (TWA) Statement of Consent (Form WQM-003) in connection with Trogon Development LLC.

/s/ Donna Roberts, Councilwoman
(Water & Sewer Committee)

(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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-79

BE IT AND IT IS HEREBY RESOLVED that the Proper Borough Officials are hereby authorized and directed to release the balance in escrow to Gillette Towers in the amount of \$83,390.91.

/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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-80

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. 2:

- Project: 2020 Roadway Paving & Reconstruction – Phase II
- Contractor: MECO, Inc.
P.O. Box 536
Clarksburg, NJ 08510
- Net Decrease: \$26,929.01
- 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/ Michael Colaci, Councilman
(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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-81
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: 2020 Roadway Paving & Reconstruction – Phase II
- Contractor: MECO, Inc.
P.O. Box 536
Clarksburg, NJ 08510
- Balance Due \$24,524.99

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 proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.
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 \$183,937.42 and the approval of same as to form and sufficiency by the Borough Attorney.

/s/ Michael Colaci, Councilman
(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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2024-82

WHEREAS, on February 27, 2024 the Mayor and Council of the Borough of Sayreville received bids for the “Morgan Area Water System Improvements”; and

WHEREAS, Certification as to Availability of Funds is annexed hereto;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 11th day of March, 2024 that:

- 1. Contract for the “Morgan Area Water System Improvements” be awarded to Lucas Brothers, Inc., 80 Amboy Road, Morganville, NJ 07751 on their bid price of \$852,852.00 as appears on copy of bid document attached hereto and made a part hereof, subject to the waiver of minor irregularities.

/s/ Donna Roberts, Councilwoman
(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.

/s/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O’Brien
Mayor

RESOLUTION #2024-83

BE IT AND IT IS HEREBY RESOLVED that the Borough Engineer is hereby authorized and directed to prepare plans and specifications for the Kennedy Park Bathroom Improvements project at a fee not to exceed \$24,500.00 and upon approval of said plans and specifications the Borough Clerk is also authorized to advertise for the receipt of bids.

/s/ Michael Colaci, Councilman
(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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-84 TABLED

**DESIGNATING 1909 TOWN HALL/FIRE HOUSE AT 165 MAIN STREET
IN THE BOROUGH OF SAYREVILLE AS A HISTORIC MUNICIPAL LANDMARK**

WHEREAS, WHEREAS, a report and presentation by Sayreville Historical Society has been prepared and submitted to the Council regarding the historical significance of 1909 Town Hall/Fire House at 165 Main Street, on February 12, 2024, and

WHEREAS, the Sayreville Historical Society has advocated for recognizing the importance of the building as a historic landmark and has undertaken efforts to preserve this building and to educate the public on its significance; and

WHEREAS, a report and presentation by Sayreville Historical Society has been prepared and submitted to the Council to landmark the property on February 12, 2024 and

WHEREAS, the property is significant for **first Town Hall and later first firehouse and home of local civic groups;** and

WHEREAS, the Mayor and Council appreciate the hard work and advocacy of the Sayreville Historical Society and its members,

NOW THEREFORE LET IT BE RESOLVED by the Municipal Government of the Borough of Sayreville that the Mayor and Council recognize the historical importance of the 1909 Town Hall / Firehouse at 165 Main Street and supports the Sayreville Historical Society's efforts to preserve this part of Sayreville's history.

Daniel Balka, 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.

Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

Jessica Morelos, RMC
Municipal Clerk

Kennedy O'Brien
Mayor

RESOLUTION #2024-85

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE COUNTY OF
MIDDLESEX, STATE OF NEW JERSEY, REFERRING TO THE BOROUGH
PLANNING BOARD FOR REVIEW CERTAIN PROPOSED AMENDMENTS
TO THE BOROUGH OF SAYREVILLE LANDFILL AND MELROSE
REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7(e)**

WHEREAS, the Borough of Sayreville ("Borough") has been promoting the redevelopment of certain real property located at the Sayreville Landfill #3 Redevelopment Area; and

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq., as amended and supplemented ("Redevelopment Law") provides a process for municipalities and private entities to cooperate in the redevelopment and improvement

of areas determined to be in need of redevelopment; and

WHEREAS, by Resolution #2010-70 adopted on March 22, 2010, the Sayreville Borough Council authorized the Sayreville Planning Board to perform a study and hold a public hearing to determine, inter alia, whether property identified on the Tax Map as Block 56, Lots 1.01 and 2.02, Block 57.02, Lot 1, Block 57.04, Lot 1, Block 57.05, Lot 1 and Block 58, Lots 6 & 7 ("Property") qualified for designation as areas in need of redevelopment under the Redevelopment Law; and

WHEREAS, the Sayreville Planning Board conducted a study and public hearing in accordance with the Redevelopment Law and recommended to the Borough Council that the two aforementioned areas satisfy the statutory criteria for designation as areas in need of redevelopment in N.J.S.A. 40A:12A-6(c) and (e); and

WHEREAS, by Resolution #2010-157 adopted on July 12, 2010, the Borough Council designated the Property as an area in need of redevelopment; and

WHEREAS, by Ordinance #239-13, the Borough Council adopted a redevelopment plan entitled "Borough of Sayreville Landfill and Melrose Redevelopment Plan", as amended (the "Redevelopment Plan") applicable to the Property; and

WHEREAS, pursuant to Resolution dated June 23, 2022, the Sayreville Economic and Redevelopment Agency ("Agency") designated CP MD Jernee Mill Road LLC ("Redeveloper") as the Conditional Redeveloper of the Property; and

WHEREAS, the Redeveloper intends to construct two cold storage warehouse facilities and related improvements as permitted under the Redevelopment Plan ("Project"); and

WHEREAS, the Redeveloper has requested a variety of modifications to the Redevelopment Plan to facilitate the redevelopment of the Project; and

WHEREAS, on February 29, 2024, the Agency adopted a Resolution supporting certain proposed amendments to Redevelopment Plan ("Proposed Amendments to Redevelopment Plan") as shown in Exhibit A; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7(e), the Council wishes to direct the Planning Board to consider the Proposed Amendments to Redevelopment Plan and, upon completion of its review, transmit the proposed Amendments to the Redevelopment Plan to the Council for adoption; and

THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Governing Body of the Borough of Sayreville, County of Middlesex and State of New Jersey directs as follows:

1. The Sayreville Planning Board is hereby authorized and directed to review the Proposed Amendments to Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7(e); and
2. Pursuant to N.J.S.A. 40A:12A-7(e), within 45 days after referral the Sayreville Planning Board shall transmit to the Council for consideration and adoption a report containing its recommendation concerning the Proposed Amendments to Redevelopment Plan.

/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/ Michael Collins, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

MARCH 11, 2024
REGULAR/AGENDA
MEETING

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

- **CORRESPONDENCE:**

- A. Minutes from Boards/Commissions:

1. Environmental Commission – February 6, 2024.
2. Planning Board – February 7, 2024.

- B. Retirement received from the following:

1. Joseph Kupsch, Jr. as Tax Assessor, effective April 1, 2024

Council President Roberts made a motion to accept the correspondence.
Seconded by Councilman Balka.

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

Mayor thanked Joe Kupsch for his service to the Borough for forty years and wished him well on his retirement.

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Thanked Joe for all his years of service to the Borough.
- 2) 2 million more in surplus this year.
- 3) Looking to introduce the budget at the next meeting or first meeting in April.

- **PLANNING & ZONING – Councilman Zebrowski**

- 1) Commented on the last Planning Board meeting and the next meeting is March 20th.
- 2) SERA met last month and approved the resolution for the Landfill III to allow a cold storage facility. The next SERA meeting and moving forward will take place in Council Chambers.

- **PUBLIC SAFETY – Councilman Onuoha**

- 1) Thanked the Police Department for their work.

- **PUBLIC WORKS – Councilman Colaci**

- 1) Progress.

- **RECREATION – Councilman Synarski**

- 1) Easter Egg Hunt will be held on March 23rd.
- 2) Commented on the Cultural Arts and Human Relations Commissions.

- **WATER & SEWER/ENVIRONMENTAL – Council President Roberts**

- 1) Commented on Women's History Month, Community Garden, and scholarships.

- **MAYOR – Kennedy O'Brien**

- 1) Plan to pave 10 roads this year.
- 2) Recommended putting the Old Borough Hall on the ballot for the residents to decide to designate it as a Historic Municipal Landmark.

- **GENERAL DISCUSSION AGENDA ITEMS**

- **Admin. & Finance**

- 1) Authorization for the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for the following:
 - a) 19 Martha Blvd., Block 447.15, Lot 10 in the amount of \$20,600.55.
 - b) 342 Washington Road, Block 85, Lot 188 in the amount of \$3,236.55.

- Resolution.

2) Beauty Shop Application received from:

- a) Monique Daval t/a Glorious Hair Restoration Salon to operate a Beauty Shop with four (4) chairs located at 162A Main Street.

- Resolution.

3) Authorization to award a contract for Grant Writing Consultant. (Proposals were received on 2/29/24 and are being reviewed.)

- Resolution.

4) Authorization to scrap filing cabinets no longer needed by the Borough.

- Approved.

- Planning & Zoning

- Public Safety

1) Authorization to add Board of Health ordinances to the Revised General Ordinances to allow County Health inspectors to properly enforce the health code.

- Ordinance.

2) Request to travel received from the following:

- a) Sayreville Engine Co. No. 1 to attend a Golf Outing Fundraiser on April 26, 2024 in Colts Neck, NJ.

- Approved.

3) Authorization to renew a non-fair and open contract with PULSSE Services for Social Work Services at the Police Department in amount not to exceed \$87,493.12.

- Resolution.

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

- a) Sayreville Junior Bombers Football for July 13 and 14, 2024.
b) Sayreville Junior Bombers Cheer for August 10 and 11, 2024.

- Approved.

- Public Works

- Recreation

1) Application for Special Event received from the following:

- a) First Presbyterian Church to hold a Yard Sale on their property on April 27, 2024 (Rain date May 4, 2024) 8am-12pm.
b) First Presbyterian Church to hold a Flea Market on their property on September 14, 2024 (Rain date September 21, 2024)

- Approved.

- Water & Sewer/Environmental

1) Authorization to memorialize an emergency contract issued to Pumping Services, Inc. in the amount of \$36,094.24 for the repair of pumps at the River Road Pumping Station.

- Resolution.

➤ Business Administrator – Glenn Skarzynski

1) Authorization to call for a Certified List for Patrolmen from the Dept. of Personnel.

- Approved.

2) Authorization to promote Debra Turner to Records Support Technician 1, retroactive to January 1, 2023.

MARCH 11, 2024
REGULAR/AGENDA
MEETING

- Approved.

3) Authorization to contribute \$2,000.00 annually to the Blue Cares Program.

- Approved.

4) Authorization to appoint Jacob Rivera from Laborer 1 – Part-time to Laborer 1 – Full-time in the Department of Public Works, effective March 16, 2024.

- Approved.

5) Authorization to appoint John Klosek to Pump Station Operator in the Water & Sewer Department, effective April 1, 2024.

- Approved.

6) Authorization to appoint Susan Fereno from Records Support Technician – Part-time to Records Support Technician – Full-time in the Police Department, effective March 16, 2024.

- Approved.

7) Authorization to appoint Beverly Johns as Tax Assessor, effective April 2, 2024.

- Resolution.

8) Authorization to dispose of scrapped floating docks that were recovered post Hurricane Sandy.

- Approved.

➤ **C.F.O. – Denise Biancamano**

1) Budget Transfer Resolution.

- Resolution.

2) Authorization for Self-Examination of the 2024 Municipal Budget.

- Resolution.

3) Authorization to accept the Safe and Secure Communities Grant #24-1219 with the State of New Jersey Federal Grant Program administered by the Division of Criminal Justice Department of Law and Public Safety for the period of June 1, 2024 to May 31, 2025 in the amount of \$45,150.00.

- Resolution.

➤ **BOROUGH ENGINEER - Jay Cornell - None**

➤ **BOROUGH ATTORNEY – Matthew Moench**

• **PUBLIC PORTION**

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

Those commenting were:

- Jim Robinson, 11 Borelle Square

Mr. Robinson commented on the resolution for the Old Borough Hall not being passed. He questioned the status of the appraisals for the 40 acres near Kennedy Park.

Business Administrator Skarzynski responded that they met with the owner of the property and have no desire to sell the property to the Borough.

Mr. Robinson commented on the retirement of Joe Kupsch. He recommends that property be preserved for Open Space. Mr. Robinson questioned if he is under surveillance by the Mayor's office.

Mayor responded.

- Arthur Rittenhouse, 33 Delikat Lane

**MARCH 11, 2024
REGULAR/AGENDA
MEETING**

Mr. Rittenhouse stated he's disappointed in the vote on the local landmark. He explained what was needed for the local designation. Mr. Rittenhouse stated that Mr. Mocco does things in town without permits.

- Ken Olchaskey, 108 North Edward Street
Mr. Olchaskey commented on the resolution that was defeated for the Old Borough Hall. He recommended that they spend money wisely.

- Jim Robinson, 11 Borelle Square
Mr. Robinson commented on historically preserved buildings. He commented on veterans' preference issue for housing at "The Place" and requested the governing body to look into it. Mr. Robinson questioned if there was progress with DuPont property for a bus depot. Mayor responded for him to contact Dr. Labbe.

- Frank Terzino, 32 Canal Street
Mr. Terzino questioned how the Old Borough Hall would get on a referendum. Borough Attorney Collins responded that the Borough would have to pass a resolution to place a question on the ballot.

- Demetra Wagner, 7 Roma Street
Ms. Wagner stated there is a huge pot hole on Main Street near Schmitt Street. Borough Engineer Cornell responded that they would reach out to the County.

No further comments.

**Council President Roberts made a motion to close the Public Portion.
Seconded by Councilman Balka.**

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:15 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____