

Mayor O'Brien opened the Regular/Agenda Meeting at 7:01 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this March 25, 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

Absent: Councilman Zebrowski

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

Others Absent: None

- **PROCLAMATION & PRESENTATIONS**

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

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

- ☒ February 27, 2024 - Receipt of Bids – Morgan Area Water System Improvements
- ☒ March 11, 2024 - Regular/Agenda & Closed Sessions

Seconded by Councilman Onuoha.

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

- **OLD BUSINESS:**

a) Resolution received from the Sayreville Planning Board following a meeting on March 20, 2024 that Ordinance #10-24 amending the Landfill and Melrose Redevelopment Plan is consistent with the Borough Master Plan.

b) Public Hearing on the following Ordinances:
Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #06-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #06-24.

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, all ayes.

ORDINANCE #06-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING PURCHASING

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., provides for the appointment of a Purchasing Agent, and if a Purchasing Agent is appointed, the governing body of the contracting unit may establish that the bid threshold may be up to the amount set by the Governor upon consultation with the Department of the Treasury and which is currently \$44,000; and

WHEREAS, the Purchasing Agent shall meet the criteria to qualify as a Qualified Purchasing Agent pursuant to N.J.A.C. 5:34-5 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.5, a contract having an anticipated value in excess of \$17,500 but below the applicable public bidding threshold of \$44,000 shall not be required to be awarded by the governing body of a municipality, or any agency or instrumentality thereof, and may be awarded by the qualified purchasing agent of the contracting unit; and

WHEREAS, the Borough of Sayreville desires to take advantage of the increased bid threshold that will provide certain benefits of efficiency and economics to the Borough; and

WHEREAS, the Borough previously appointed an individual as the Borough's Qualified Purchasing Agent pursuant to Resolution 2015-251, and seeks to have that individual continue as the Borough's Purchasing Agent; and

WHEREAS, the Borough seeks to formally establish the position of Purchasing Agent, increase its bid threshold to \$44,000, and to provide that the contracts in excess of \$17,500 but below the bid threshold of \$44,000 may be awarded by the Purchasing Agent, and that upon the recommendation of the Purchasing Agent, the Borough Administrator may execute such contracts on behalf of the Borough without the need for Borough Council approval; and

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

SECTION 1. Chapter II of the Code of Ordinances, titled "Administration" is hereby supplemented as follows:

§ 2-68 – Purchasing.

2-68.1 Creation. There is hereby created the office of Purchasing Agent of the Borough pursuant to the authority granted by N.J.S.A. 40A:11-9.

2-68.2 Appointment. The Purchasing Agent shall be appointed by the Borough Council.

2-68.3 Qualifications. The Purchasing Agent shall have the qualifications of a Qualified Purchasing Agent pursuant to N.J.A.C. 5:34-5.1 or, unless otherwise mandated by State statute, shall be undertaking such action as is reasonable to acquire such qualifications expeditiously.

2-68.4 Duties and powers. The powers and duties of the Purchasing Agent shall be consistent with those set by the New Jersey Department of Personnel and Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. To the extent not inconsistent with the foregoing, the Purchasing Agent shall have the authority to prepare public advertising for bids and to receive bids for the purchase of materials and supplies on behalf of the Township in accordance with the provisions of the governing statutes and sound purchasing practices and make awards of contracts in the name of the Borough for the various agencies, boards and commissions, departments, and other offices of the Township. The Purchasing Agent is authorized to award any contract, without public advertising for bids, in an amount up

to \$44,000 or the maximum bid threshold established by the Governor pursuant to his or her authority under N.J.S.A. 40A:11-3, whichever is greater. Upon the recommendation of the Purchasing Agent, the Borough Administrator may execute such contract(s) without the need for Borough Council approval. The Purchasing Agent shall regularly provide a report to the Borough Administrator listing all contract awards that have been made pursuant to this authority, which the Borough Administrator shall provide to the Borough Council in the ordinary course of business. Prior approval of the Borough Council shall be obtained for individual purchases exceeding \$44,000 or the maximum bid threshold established by the Governor pursuant to his or her authority under N.J.S.A. 40A:11-3, whichever is greater. All procurements shall be completed in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and any other state law governing municipal procurements.

SECTION 2. Severability.

The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 3. Repealer.

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

SECTION 4. Effective Date.

This ordinance shall take effect upon final adoption and publication in accordance with law.

INTRODUCED/APPROVED ON FIRST 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

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 25th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Matthew Moench, Esq., Borough Attorney

Public Hearing on Ordinance #07-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #07-24.

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, all ayes.

**ORDINANCE #07-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING PARLIAMENTARY
PROCEDURE DURING COUNCIL MEETINGS**

WHEREAS, the Borough of Sayreville (“Borough”) is governed under the Borough form of government pursuant to N.J.S.A. 40A:60-3 et seq; and

WHEREAS, the Borough Council meets twice each month, and at such other times as may be necessary at Borough Hall or another Borough location; and

WHEREAS, the Borough Council intends that its regular meetings be governed by uniform rules of parliamentary procedure, and which are currently governed by Rules of Order that do not address all aspects of parliamentary procedure; and

WHEREAS, the latest revised edition of Robert’s Rules of Order serves as the basis for comprehensive parliamentary procedure during the meetings of governing bodies in a number of municipalities throughout New Jersey; and

WHEREAS, the Borough Council seeks to apply the latest revised edition of Robert’s Rules of Order to its deliberations.

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

SECTION 1. Chapter II of the Code of Ordinances, titled “Administration” is hereby amended as follows:

§ 2-3 – Meetings.

2-3.2 Order of Business.

At all regular meetings, ~~the Borough Council shall adopt rules of order for the conduct of Council meetings~~ the deliberations of the Borough Council shall be governed by law and the rules of procedure shall be in accordance with the latest revised edition of Robert’s Rules of Order, except that, by majority vote, the Borough Council may elect to set aside procedural rules, provided such setting aside is not in conflict with statutory requirements, and provided also that the setting aside will expedite the Borough Council’s work or further public understanding of the issues at hand. ~~and~~ ~~†~~ The business of the Council shall be taken up for consideration in substantially the following order except as may be otherwise ordered by the Mayor and Council:

- a. Roll call.
- b. Presentment of ordinances for final approval.
- c. Communications as set forth on agenda.
- d. Public hearings on agenda resolutions only.
- e. Consent agenda resolutions by roll call.
- f. Resolutions to be read in full.
- g. Resolution to approve or disapprove list of vouchers and claims.
- h. Committee reports.

During the public hearings set forth above, it shall be the policy of the Mayor and Borough Council that all speakers from the public shall be recognized to speak up to five (5) minutes at one time in order to provide an opportunity for everyone to speak. Members of the public may be recognized more than once at said public hearings provided

that all members of the public wishing to speak shall be recognized prior to the members of the public being called upon for a second or subsequent period of time.

SECTION 2. Severability.

The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 3. Repealer.

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

SECTION 4. Effective Date.

This ordinance shall take effect upon final adoption and publication in accordance with law.

INTRODUCED/APPROVED ON FIRST 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

ADOPTED ON SECOND READING

DATED: March 25, 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 25th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Matthew Moench, Esq., Borough Attorney

Public Hearing on Ordinance #08-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #08-24.

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, all ayes.
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**

MARCH 25, 2024 REGULAR/AGENDA MEETING	
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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 #437-19 and made part hereof.

Borough of Sayreville - Management/Dept. Head Salary & Wage Schedule

	2023		2024		2025		2026		2027	
SALARY	Min	Min	Min	Min	Min	Min	Min	Min	Max	Max
Principal Payroll Clerk	66,885	82,320	68,724	84,584	70,614	86,910	72,450	89,170	74,261	91,399

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: 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

ADOPTED ON SECOND READING

DATED: March 25, 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 25th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Matthew Moench, Borough Attorney

Public Hearing on Ordinance #09-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #09-24.

Those commenting were:

- Jim Robinson, 11 Borelle Square
- Mr. Robinson questioned what the Borough did to make the public aware of the public hearings.
- Business Administrator Skarzynski responded that this is the public hearing.
- Borough Attorney Moench stated this is an opportunity to share your comments and not a question/answer session.
- Mr. Robinson commented on the franchise agreement.

MARCH 25, 2024
REGULAR/AGENDA
MEETING

- Robert Duffy, 111 Merritt Avenue
Mr. Duffy suggested that seniors get a discount on their cable bill.

- Ken Olchaskey, 108 North Edward Street
Mr. Olchaskey commented on where the local office is for cable. He stated there were no meetings in advance of the cable franchise agreement. He commented on the cable agreement.
Borough Attorney Moench explained what public comment is.

- Robert Herold, 49 Delikat Lane
Mr. Herold commented that only having one cable company in town takes away the residents leverage. He stated that he wished there were more options.

Mayor Kennedy O'Brien gave background on how the cable company gets into Town and how it works.

- Jim Robinson, 11 Borelle Square
Mr. Robinson commented on the public utility monopoly. He suggested that this be tabled for tonight and let the public know about the renewal of the franchise agreement. Mr. Robinson stated that the utility company is supposed to respond to questions. He stated for this to be tabled until a public hearing can be held.

- Kenneth Olchaskey, 108 North Edward Street
Mr. Olchaskey commented on how cable came into this town. He commented on the local office.

- Jim Robinson, 11 Borelle Square
Mr. Robinson commented that the public hearings have to be held before the governing body, cable company needs to give a presentation and comments or questions from the public. He stated this should be postponed.

- James Scarletta, Garden State Deli
Mr. Scarletta questioned if the cable company pays the borough for the franchise. Borough Attorney responded yes.

Councilwoman Roberts moved the Public Hearing be closed. Seconded by Councilman Onuoha.

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

Mayor stated that he would like to set up a public hearing in the Senior Center on a Saturday.

Councilman Balka made a motion to carry the Public Hearing until April 29th. Seconded by Councilwoman Roberts.

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

Public Hearing on Ordinance #10-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #10-24.

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, all ayes.

ORDINANCE #10-24
AN ORDINANCE AMENDING THE BOROUGH OF SAYREVILLE
LANDFILL AND MELROSE REDEVELOPMENT PLAN

WHEREAS, the Sayreville Borough Council adopted the Borough of Sayreville Landfill and Melrose Redevelopment Plan (“the Redevelopment Plan”) in December of 2012 by way of Ordinance No. 239-13 and amended in 2015 by way of Ordinance No. 304-15; and

WHEREAS, the vision for the Redevelopment Plan has evolved over time due to a variety of circumstances; and

WHEREAS, the Sayreville Borough Council and the Sayreville Economic Redevelopment Agency have reviewed and support the proposed amendments of the Redevelopment Plan; and

WHEREAS, where language is modified in the Redevelopment Plan by deleting or adding specific words or phrases, deletions are bracketed and identified with italicized, strikethrough text (e.g. [~~deletions~~]), and additions are indicated by bold-face, underlined text (e.g. **additions**).

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY THAT THE TEXT CONTAINED WITHIN THE REDEVELOPMENT PLAN SHALL BE AMENDED AS FOLLOWS:

- I. **The following “Sayreville Landfill Site” table in Section 2.2, Page 2 of the Redevelopment Plan shall be amended as follows:**

Sayreville Landfill Site

~~[Block 56 ——— Lots 1.01, 2.01 and 2.02]~~

~~Block 57.02 ——— Lot 1~~

~~Block 57.04 ——— Lot 1~~

~~Block 57.05 ——— Lot 1~~

Block 58, [~~Lots 6 and 7~~] Lot 2.01 (former Block 56, Lot 2.01) and 9 (former Block 56, Lots 1.01 and 2.01, Block 57.02, Lot 1, Block 57.04, Lot 1, Block 57.05, Lot 1 and Block 58, Lots 6 and 7)

- II. **The following language below Figure 2 titled “Aerial of the Subject Tract” on Page 3 shall be amended as follows:**

~~Block 56, Lots 1.01, 2.01 & 2.02; Block 57.02, Lot 1~~

~~Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58, [~~Lots 6 and 7~~] Lot 2.01 (former Block 56, Lot 2.01) and 9 (former Block 56, Lots 1.01 and 2.01, Block 57.02, Lot 1, Block 57.04, Lot 1, Block 57.05, Lot 1 and Block 58, Lots 6 and 7)~~

- III. **The following language below Figure 3A titled “Tax Map of the Landfill Tract” shall be amended as follows:**

~~[Block 56, Lots 1.01, 2.01 & 2.02; Block 57.02, Lot 1]~~

~~[Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 & 7]~~

Block 58 Lot 2.01 (former Block 56, Lot 2.01) and 9 (former Block 56, Lots 1.01 and 2.01, Block 57.02, Lot 1, Block 57.04, Lot 1, Block 57.05, Lot 1 and Block 58, Lots 6 and 7)

- IV. **The following Section 3.2 titled “Power Plan Technology and Development” on Page 7 shall be removed from the Redevelopment Plan as follows:**

~~[3.2 Power Plan Technology and Development~~

Based upon past approved land uses and regional power supply needs, power generation is an appropriate land use in the redevelopment area. While principal permitted uses are outlined in Section 5.2 of this plan, it is specifically noted that power generation is permitted as a single business and conforming use by this Redevelopment Plan.]

V. The following language shall be added to Section 5.2 titled “Principal Permitted Uses” on Page 9 of the Redevelopment Plan as follows:

1. Aquaculture Operations/Facility
2. Brewing or Distilling
3. Construction and Building Trade Workshops
4. Greenhouse or Plant Nursery
5. Industrial Vehicle, Construction Equipment Sales or Materials Service Establishment
6. Industrial Service Establishments
7. Manufacturing, Processing, Packaging or Assembly of Goods, Chemicals or Materials / Large
8. Office
9. Paper Products Manufacturing
10. Petroleum and Fuel Products Storage and Wholesale
11. Power Plant - Gas Fired Combination Cycle or More Efficient Technology up to 1000MW
12. Processing, Assembly, Fabricating Operations, Manufacturing, Sales or Storage of Natural Resources
13. Recycling Depot
14. Transportation Service Provider
15. Warehouse, distribution centers, and light manufacturing facilities that support reuse, recycling, compost processing and manufacturing businesses
16. Wireless Telecommunications Facilities
17. Solar Panel Power Generation Facilities
18. Boat and Water Related Storage, Launching, and Maintenance Facilities
- 19. Cold Storage Warehouse**

VI. The following figure in a table under Section 5.4 titled “Bulk Standards” on Page 9 shall be amended from the Redevelopment Plan as follows:

For Bulk Standards of Height – Principal Building (feet) the [~~Minimum~~]
Maximum Required/Permitted Height shall be amended from [~~60~~] to **75** feet
for a Cold Storage Warehouse Only.

VII. The following language shall be added to be the third paragraph in Section 6 titled “Definitions” on Page 13 of the Redevelopment Plan as follows:

Building height: the vertical distance from the average finished grade as measured at the building corners to the level of the highest point of the roof surface for a flat roof. The term "finished grade," as used herein, shall not include grade recesses solely intended to accommodate truck loading docks, garage entrances or similar purposes; provided such recesses do not exceed four feet in depth below adjoining grade. Parapets up to 4 feet above the flat roof surface and roof-mounted mechanical equipment, bulkheads, solar panels and other appurtenances up to 7 feet above the flat roof surface shall be exempt from the calculation of building height.

Cold Storage Warehouse: a facility primarily engaged in the warehousing and storage of goods under refrigeration, which may include incidental processing, preparing or packaging of items for storage.

- VIII. The following language shall be added in Subsection 8.2.1 titled "Off-Street Parking Requirements" under Section 8.2 titled "Parking/Loading" on Page 14 of the Redevelopment Plan as paragraphs (a) and (g), respectively, as follows:

(a) Cold Storage Warehouse (inclusive of any ancillary office floor area):

- i. **Warehouse Use: 1 parking space per employee plus 10%**
- ii. **Office Use: 1 parking space per 300 square feet of gross floor area**

(g) Up to 30% of the total required parking spaces may be banked until such time as the banked parking spaces are needed, as determined by the Borough.

- IX. The following language in paragraphs (b) and (f) in Subsection 8.2.2 titled "Off-Street Parking Design Standards" under Section 8.2 titled "Parking/Loading" on Page 14 of the Redevelopment Plan shall be amended as follows:

(b) Parking lot layout, landscaping, buffering, and screening shall be provided to minimize direct views of parked vehicles from the street right-of-way and sidewalks, avoid spill-over light, glare, **and** noise onto adjacent property. Parking lots visible from a public right-of-way shall be surrounded by a minimum of a two to three foot landscaped berm **or an existing mature landscaped buffer**. The height of the berm shall gradually decrease in size where driveways, walkways and sidewalks approach to provide adequate site triangles.

(f) Parking **spaces** for all structures shall be prohibited **within 50 feet of the front [yard] lot line. [setback areas.]**

- X. The following paragraph shall be added as Section 8.3 and shall be titled "Lighting" to Page 14 of the Redevelopment Plan as follows:

8.3 Lighting

a. The Maximum height of freestanding lights should not exceed thirty-five feet (35').

b. A minimum of 0.5 footcandles shall be maintained throughout parking lots (exclusive of storage areas for light commercial vehicles and semi-trailer trucks) and maintained with established depreciation factor calculated into lighting level at a maximum to minimum illumination ratio not to exceed 15:1.

- XI. The following language in paragraphs (d), (e) and (f) of Section 8.4 (formerly 8.3) titled "Landscape/Basin Design" on Page 15 of the Redevelopment Plan shall be amended as follows:

d. Walls that can be viewed from public streets shall be designed using landscaping (abutting the building) for at least 50% of the wall length. Other walls shall incorporate landscaping for at least 30% of the wall length. **Walls along loading dock areas shall be exempt from this standard.**

e. Retention areas **are encouraged to [shall]** be designed as amenities within the Redevelopment Area.

f. Retention areas *[shall be accented with natural form edges, native landscaping, and water features]* **shall be designed in accordance with N.J.A.C. 7:8.**

- XII. The following language in paragraphs (c) and (e) of Section 8.7 (formerly 8.6) titled "Building Design" on Page 15 of the Redevelopment Plan shall be amended as follows:

c. Locate utility meters and exhaust vents on the side or rear of a building **to the extent allowed by utility service providers.**

XIII. The following language shall be added to the Redevelopment Plan as Section 11.6 on Page 18 as follows:

11.6 Building Lots and Subdivision

11.6.1 A project to be developed pursuant to this Redevelopment Plan may be of such a size or type so as to make sectionalization by subdivision and the use of different forms of ownership a practical necessity. Therefore, a technical subdivision for such a project may be required for marketing or financing purposes. An application for technical subdivision approval may be submitted with an application for approval of a site plan, or subsequent to the issuance of such an approval. Such an application shall be considered as a technical subdivision and treated as a minor subdivision application without the necessity to obtain bulk variances (such as for lot area) that would technically be required subject to the following:

1. **The purpose of the application is to create a new lot for the purpose of financing or transfer of ownership within a development which is, or has been, the subject of site plan approval.**
2. **A technical subdivision may not substantially modify or otherwise adversely impact on the integrity of a previously approved development plan.**
3. **A technical subdivision must not reduce, limit or modify parking or access to parking.**
4. **If a technical subdivision includes the division of parking or other common areas or facilities, the subdivision shall be conditioned upon appropriate easements for parking, access, signage, stormwater management and/or utilities where necessary.**

11.6.2 Existing and proposed lots within the Redevelopment Area shall not be required to front on or to abut a public street, provided adequate access from a street is provided for vehicular access, stormwater management access, and utilities, through one or more other lots. This shall not be interpreted to provide exemption from N.J.S.A. 40:55D-35, however same shall be considered satisfied if adequate access from a street is provided for emergency vehicles, through one or more other lots via easement or other legal mechanism acceptable to the Borough.

XIV. The following language in paragraph 4 of Section 12 titled "Redeveloper Selection" on Page 17 of the Redevelopment Plan shall be amended as follows:

4. ~~*[The redeveloper agreement shall include the provision of affordable units or payment in lieu of constructing affordable housing on site in accordance with the latest applicable State affordable Housing requirements for the number, size and cost of affordable units.]*~~ **All redevelopment projects shall be subject to the State of New Jersey Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 et seq.).**

INTRODUCED/APPROVED ON FIRST READING

DATED: March 11, 2024

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

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

ADOPTED ON SECOND READING

DATED: March 25, 2024

MARCH 25, 2024 REGULAR/AGENDA MEETING	
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/s/Jessica Morelos, R.M.C.
Clerk of the Borough of Sayreville

/s/Dan Balka, Councilman
(Planning & Zoning Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS 25th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Matthew Moench, Borough Attorney

Public Hearing on Ordinance #11-24.

Mayor O'Brien opened the meeting to the public for questions or comments on Ordinance #11-24.

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, all ayes.

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"

WHEREAS, the Borough of Sayreville (Borough) previously adopted Ordinance 842-03 entitled an "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"; and

WHEREAS, the Borough previously re-adopted Ordinance 842-03 pursuant to Ordinance 237-13; and

WHEREAS, pursuant to N.J.S.A. 40A:21-4, said exemption is required to be readopted by Ordinance every ten (10) years, and the Tax Assessor has so recommended;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Sayreville in the County of Middlesex, State of New Jersey, that Ordinance No. 842-03 is hereby readopted, as follows:

SECTION 1. That pursuant to and in accordance with P.L. 1992, Chapter 441 (hereinafter referred to as "the Act") the Tax Assessor shall, after the filing of an approximate application, exempt the first \$25,000 of the full and true value of any improvement, as defined by the Act, of any one or two family dwelling unit which is more than 20 years old, in the Borough of Sayreville, as not to increase the value of the property so improved for a period of five years, notwithstanding that the value of the property to which the improvement is made is increased thereby. During the exemption period, the assessment on the property shall not be less than the assessment thereon existing immediately prior to the improvement, unless there is damage to the dwelling through actions of the elements sufficient to warrant a reduction.

SECTION 2. Severability.

The provisions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found to be invalid for any reason by any Court of competent

jurisdiction, such judgment shall be limited in its effect only to the portion of the Ordinance actually adjudged invalid and shall not be deemed to affect the operation of any other portion thereof, which shall remain in full force and effect.

SECTION 3. Repealer.

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

SECTION 4. Effective Date.

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

INTRODUCED/APPROVED ON FIRST 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

ADOPTED ON SECOND READING

DATED: March 25, 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 25th DAY OF March, 2024.

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

APPROVED AS TO FORM:

/s/Matthew Moench, Borough Attorney

- c) Appointments

Mayor made the following appointments:

CULTURAL ARTS COUNCIL

1 Yr. Member Mitch Cooper

Mayor asked if there are if there was a motion.
Council President Roberts moved the appointments. Seconded by Councilman Balka.

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

- **NEW BUSINESS:**
 - a) Introduction of the following ordinances:

ORDINANCE #12-24
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING STORMWATER MANAGEMENT
PRIVATE STORM DRAIN INLET RETROFITTING
(Public Works Committee – Co. Colaci – Public Hearing 4-8-24)

Councilman Colaci moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 8, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #13-24
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING STORMWATER MANAGEMENT
REFUSE CONTAINERS AND DUMPSTERS
(Public Works Committee - Co. Colaci - Public Hearing 4-8-24)

Councilman Colaci moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 8, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #14-24
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING STORMWATER MANAGEMENT
PRIVATELY-OWNED SALT STORAGE
(Public Works Committee - Co. Colaci - Public Hearing 4-8-24)

Councilman Colaci moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 8, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #15-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING FEES FOR
THE DEPARTMENT OF RECREATION
(Recreation Committee - Co. Synarski - Public Hearing 4-8-24)

Councilman Synarski moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 8, 2024. Motion was seconded by Council President Roberts.

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

ORDINANCE #16-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE RESCINDING ORDINANCE 11-23
(Admin. & Finance Committee - Co. Balka - Public Hearing 4-8-24)

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for April 8, 2024. Motion was seconded by Council President Roberts.

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

• **CONSENT AGENDA RESOLUTIONS**

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

Those commenting were:

- Jim Robinson, 11 Borelle Square

Mr. Robinson questioned where BRS, Inc. came from.

Borough Attorney responded to remember this isn't a question/answer

Session and is only public comment.

Mr. Robinson commented that he hopes they have experience with grants for historic preservation.

No further comments.

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

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

RESOLUTION #2024-86

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

ABSENT
John Zebrowski, Councilman

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

/s/ Matthew Moench, Borough Attorney

Bill list of March 25, 2024 in the amount of \$ 1,766,375.03 in a separate Bill List File for 2024 (See Appendix Bill List 2024-A for this date).

RESOLUTION #2024-87

WHEREAS, property known as Lot(s) **10**, in Borough Block **447.15**, more commonly known as **19 Martha Blvd.**, in **Parlin, NJ** is owned by **Rachael L. Yuhasz**;

AND, WHEREAS, Rachael L. Yuhasz, who has qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A 54; 4-3.30, causing his property to be exempt from taxation at the local level beginning with the third quarter of Calendar year 2022 as verified by the Tax Assessor;

AND, WHEREAS, the Tax Bills for the four quarters of Calendar Year **2022** were generated from the **2021** Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with a tax bill for the calendar year **2022**, while the property is correctly classified as being Tax Exempt commencing with third quarter of **2022**;

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be, and he hereby is, authorized and directed to cancel **2022 and 2023** taxes billed in the amount of **\$23,718.43**, all subsequently billed taxes, and refund the amount paid, in the amount of **\$20,600.55** on the property known and designated as Lot(s) **447.15** in Borough Block **10**.

MARCH 25, 2024 REGULAR/AGENDA MEETING	
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/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/ Matthew Moench, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-88

WHEREAS, property known as Lot(s) **188**, in Borough Block **85**, more commonly known as **342 Washington Rd**, in **Sayreville, NJ** is owned by **Rosa & Herman Serrano**;

AND, WHEREAS, Herman Serrano, who has qualified as a one hundred percent **Disabled Veteran** under the provision of the N.J.S.A 54; 4-3.30, causing his property to be exempt from taxation at the local level beginning with the fourth quarter of Calendar year 2023 as verified by the Tax Assessor;

AND, WHEREAS, the Tax Bills for the four quarters of Calendar Year **2023** were generated from the **2022** Assessor's Tax Lists, as required under regulations promulgated by the New Jersey Division of Local Government Services in The Department of Community Affairs pursuant to N.J.S.A. 54:4-64, thus presenting this property owner with a tax bill for the calendar year **2023**, while the property is correctly classified as being Tax Exempt commencing with fourth quarter of **2023**;

NOW, THEREFORE, BE IT RESOLVED, that the Tax Collector be, and he hereby is, authorized and directed to cancel **2023 and 2024** taxes billed in the amount of **\$4,865.98**, all subsequently billed taxes, and refund the amount paid, in the amount of **\$3,236.55** on the property known and designated as Lot(s) **188** in Borough Block **85**.

/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/ Matthew Moench, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-89

WHEREAS, Monique Daval has applied to the Mayor and Council for approval of a beauty shop license located at 162A Main Street, Sayreville, NJ; and

WHEREAS, said application has been referred to the proper departments for investigation; and

WHEREAS, a favorable report has been received from the Zoning Officer covering the location of said beauty shop;

NOW, THEREFORE, BE IT RESOLVED that the Borough Clerk is hereby authorized and directed to issue a license to Monique Daval to operate a beauty shop t/a Glorious Hair Restoration Salon with four (4) chairs located at 162A Main Street, Sayreville, NJ 08872, pending the issuance of a Mercantile License through the Construction Office.

/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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O’Brien
Mayor

RESOLUTION #2024-90

WHEREAS, on February 29, 2024, the Mayor and Council of the Borough of Sayreville received proposals for “Grant Writing Consultant”; and

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

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council on this 25th day of March, 2024 that:

1. Contract for the “Grant Writing Consultant” be awarded to BRS, Inc., 739 Stokes Road, Units A & B, P.O. Box 2293, Medford Lakes, NJ 08055 for a total not to exceed \$50,000.00.

/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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O’Brien
Mayor

RESOLUTION #2024-91

BE IT RESOLVED that the proper Borough Officials are hereby authorized to renew a non-fair and open contract to P.U.L.S.S.E. Services, Inc. for the provision of Licensed Social Worker Services and Counseling at the Sayreville Police Department in an amount not to exceed \$87,493.13.

/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/ Matthew Moench, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-92

BE IT AND IT IS HEREBY RESOLVED that the proper Borough officials are hereby memorializing an award of an emergency contract for the repair of pumps at River Road Pumping Station to Pumping Services, Inc., 201 Lincoln Blvd., Middlesex, NJ 08846, at a total cost not to exceed \$36,094.24.

/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/ Matthew Moench, Borough Attorney

ATTEST: **BOROUGH OF SAYREVILLE**

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-93

**RESOLUTION OF THE MUNICIPALITY OF BOROUGH OF SAYREVILLE,
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING THE
APPOINTMENT OF BEVERLY JOHNS AS TAX ASSESSOR.**

WHEREAS, N.J.S.A. 40A:9-146 requires every Municipality to provide for the appointment of a Tax Assessor; and

WHEREAS, the current tenured Tax Assessor has retired their position; and

WHEREAS, it is the desire of the Mayor and Council of the Borough of Sayreville to have Beverly Johns to fill the term of office from April 2, 2024 to June 30, 2024 and for a four-year appointment pursuant to N.J.S.A. 40A:9-148; beginning July 1, 2024 and ending on June 30, 2028.

WHEREAS, the Assessor will hold public office hours on Monday – Friday, 8:00am – 4:00pm;

BE IT FURTHER RESOLVED THAT, certified copies of said Resolution shall be forwarded to the following:

1. Director, Division of Taxation
2. Administrator, Board of Taxation
3. Administrator of the Municipality
4. Tax Assessor

BE IT FURTHER RESOLVED that the compensation to be paid such appointee shall be fixed and determined by the Salary Ordinance or appropriate resolution adopted thereunder fixing the compensation to be paid municipal employees and that this appointment be made subject to all the rules and regulations of the New Jersey Department of Personnel.

/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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-94

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2023 Budget Appropriations be and the same are hereby authorized to be made in the following manner to wit:

	<u>FROM</u>	<u>TO</u>
 <u>CURRENT FUND</u>		
Terminal Leave (3-01-30-410-100)		300,000.00
Computer Data Processing (3-01-20-140-139)	7,000.00	
Tax Map Maintenance (3-01-20-150-999)	5,000.00	
Legal OE (3-01-20-155-161)	15,000.00	
Engineering OE (3-01-20-165-174)	15,000.00	
Construction OE (3-01-21-195-132)	5,000.00	
Group Insurance (3-01-23-220-195)	175,000.00	
Police S&W (3-01-25-240-011)	30,000.00	
Crossing Guard S&W (3-01-25-255-013)	5,000.00	
Road Repair OE (3-01-26-290-242)	15,000.00	
Garbage & Trash OE (3-01-26-305-249)	14,000.00	
Recycling OE (3-01-26-306-190)	7,000.00	
Vehicle & Equipment OE (3-01-26-315-270)	7,000.00	
	<u>\$ 300,000.00</u>	<u>\$300,000.00</u>

WATER UTILITY

Terminal Leave (3-05-55-135-100)		100,000.00
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**MARCH 25, 2024
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Water Operating OE 100,000.00
(3-05-55-130-378)

/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/ Matthew Moench, Borough Attorney

ATTEST: BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-95

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination; and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997; and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 through 7.5, the *Borough of Sayreville* has been declared eligible to participate in the program by the Division of Local government Services, and the Chief Financial officer has determined that the local government meets the necessary conditions to participate in the program for the 2023 budget year.

NOW THEREFORE BE IT RESOLVED by the governing body of the *Borough of Sayreville* that in accordance with N.J.A.C. 5:30-7.6a & 7.6b and based upon the Chief Financial Officer's certification, the governing body has found the budget has met the following requirements:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes.
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at N.J.S.A. 40A:4-45.3 et seq., are fully met (complies with CAP law).
3. That the budget is in such form, arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate and correctly stated,
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement and content, the budget will permit the exercise of the comptroller function within the municipality.

5. The budget and associated amendments have been introduced and publicly advertised in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.

6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED that a copy of this resolution will be forwarded to the Director of the Division of Local Government Services 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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-96

**A RESOLUTION ACCEPTING 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**

WHEREAS, the Mayor and Council of the Borough of Sayreville does hereby approve the acceptance of funding in the amount of \$45,150.00 with a match equal to the officers fringe benefits for a project under the State of New Jersey known as Safe and Secure Communities Grant Program #24-1219 for the period of June 1, 2024 - May 31, 2025; and

WHEREAS, the project is a joint effort between the Department of Law and Public Safety and the Borough of Sayreville for the purposes described in the application;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Sayreville that:

1. As a matter of public policy the Borough of Sayreville wishes to participate to the fullest extent possible with the Department of Law & Public Safety.
2. The Attorney General will receive funds on behalf of the applicant.
3. The Division of Criminal Justice shall be responsible for the receipt and review of the applications for said funds.
4. The Division of Criminal Justice shall initiate allocations to each applicant as authorized.

/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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-97
RESOLUTION RESCINDING RESOLUTION 2022-71

WHEREAS, the Borough of Sayreville (Borough) is the owner of property located in the Borough of Sayreville and known as Block 337, Lot 9, Warwick Road (the subject property); and

WHEREAS, the Borough previously adopted Resolution 2022-71 authorizing the Borough Administrator and Borough Attorney to enter negotiations for the sale of the subject property; and

WHEREAS, the Borough previously adopted Ordinance 11-23, approving the sale of the subject property to Francisco Sequeira for \$4,000.00 (four thousand dollars and zero cents), inclusive of any and all fees associated with the transfer of the subject property; and

WHEREAS, Francisco Sequeira remitted payment to the Borough in the amount of \$4,000.00 for the subject property; and

WHEREAS, the transfer of the subject property to Francisco Sequeira was never completed; and

WHEREAS, the Borough seeks to return the funds paid for the subject property to Francisco Sequeira.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Sayreville that Resolution 2022-71 is hereby rescinded.

BE IT FURTHER RESOLVED that any and all funds paid by Francisco Sequeira for the subject property be returned to him, and that the Borough Administrator is hereby authorized and directed to execute any documents relating to same.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be provided to Francisco Sequeira along with the return of any and all funds paid for the subject property.

/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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

RESOLUTION #2024-98

BE IT RESOLVED, that the Mayor and Borough Clerk are hereby authorized and directed to execute a Utility Engineering and Construction Agreement with the New Jersey Department of Transportation for Route 35, UECA-12-ADA General Contract 2-154180, UPC Code: 154180, Contract ID No. 17-12108.

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

MARCH 25, 2024
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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/ Matthew Moench, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/Jessica Morelos, RMC
Municipal Clerk

/s/Kennedy O'Brien
Mayor

• **CORRESPONDENCE:**

- A. Departmental Reports for February, 2024.
- B. Minutes from Boards/Commissions:
 1. Rent Leveling Board – March 12, 2024.
 2. Board of Health – February 1, 2024.
 3. Planning Board – March 6, 2024.
 4. Human Relations Commission – February 1, 2024.
- C. Notice of Public Hearing:
 1. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on March 27, 2024 at 7:30pm seeking a Variance to place a 4'x8' LED Sign for property located at 575 Jernee Mill Road.
 2. Notice of Public Hearing to be held before the Sayreville Zoning Board of Adjustment on April 24, 2024 at 7:30pm seeking to allow a proposed 30'x36'x18' Pole Barn located at 124 Dolan Street.
 3. Notice of Public Hearing to be held before the Sayreville Planning Board on April 24, 2024 at 7:30pm to allow a proposed 18'x20' one story addition located at 2 William Street.
 4. Notice of Public Hearing to be held before the Sayreville Planning Board on April 3, 2024 at 7:30pm seeking Preliminary and Final Major Site Plan and Conditional Use approval to construct a new house of worship located at 212-216 Ernston Road.
- D. Resignations received from Fire Department:
 1. Thomas Kross from Melrose Hose Co. No. 1.

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

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

• **MAYOR & COUNCIL REPORTS**

➤ **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Planning to introduce to the budget on April 8th.

➤ **PLANNING & ZONING – Councilman Balka**

- 1) Progress.

➤ **PUBLIC SAFETY – Councilman Onuoha**

- 1) Progress

➤ **PUBLIC WORKS – Councilman Colaci**

- 1) Parks Dept. began moving the Community Garden bed and getting the fields ready for the upcoming season.
- 2) Road Dept. has been filling potholes, doing roadside cleanup with Sanitation, repairing drain ditches.
- 3) The borough received two new garbage trucks and two new pickup trucks.

➤ **RECREATION – Councilman Synarski**

MARCH 25, 2024
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- 1) Commented on the Easter Egg Hunt.
- 2) Human Relations Commission will be hosting a bias awareness presentation to be held at the library on April 27th at 1pm.

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

- 1) Requested that the Clean Communities presentation be put on the next agenda.
- 2) Commented on the post about the water quality.
Business Administrator Skarzynski explained the process of water testing.
- 3) Wished everyone a Blessed Easter.

➤ **MAYOR – Kennedy O'Brien**

• **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- Planning & Zoning

- 1) Authorization to bill the owner of 41 Oakwood Drive a total of \$1,062.50 for the removal of hazardous debris from their property.

- Resolution.

- Public Safety

- 1) Letter received from Melrose Hose Co. No. 1 changing the status of Al Gawron, Jr. to become a Life Member.

- Approved.

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

a) Head Over Heels USAG Team for July 20 and 21, 2024.

- Approved.

- 3) Application for membership as a Firefighter received from the following:

a) Elijah Street accepted by Morgan Hose & Chemical Co. 1 at their February 1, 2024 meeting.

- Approved.

- 4) Request to travel received from the following:

a) Sayreville Engine Co. No. 1 to attend a fundraiser benefiting the fire house on April 8, 2024 in MJ's Buttonwood Manor in Matawan, NJ.

- Approved.

- Public Works

- 1) Authorization to execute an Adjoining Municipality Benefits Agreement with the MCUA for a period of ten years at the rate of \$1.20 per ton based on waste received for disposal at the Facility.

- Resolution.

- Recreation

- 1) Authorization to award a contract to Starfire Corporation for the 2024 Independence Day fireworks display to be held on June 29, 2024 (rain date June 30, 2024) in an amount not to exceed \$17,000.00.

- Resolution.

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to promote Danielle Maiorana to Assistant Municipal Treasurer in the Finance Department, effective April 1, 2024.

- Resolution.

2) Authorization to appoint Denise Shulenski as Keyboarding Clerk 1, effective April 12, 2024.

- Approved.

3) Authorization for CME Associates to conduct an analysis of the Old Borough Hall building to determine the overall condition.

- Resolution.

➤ **C.F.O. – Denise Biancamano**

➤ **BOROUGH ENGINEER - Jay Cornell**

1) Arsenal Trade Center – Bond Reduction Request (Report Attached).

- Resolution.

2) 2023 Roadway Paving and Reconstruction Project – Phase I – Receipt of Bids (Verbal Report).

- Resolution.

➤ **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:

- Demetra Wagner, 7 Roma Street

Ms. Wagner stated she received a call from a resident about North Minnisink Avenue and it's hard to hear the meeting on the cable station. She stated they got rid of Optimum because of how expensive it was.

- Jim Robinson, 11 Borelle Square

Mr. Robinson questioned the hiring of another Keyboarding Clerk. Thanked Councilman Zebrowski for moving the SERA meetings to Council Chambers. He commented on the veterans' preference at the place. Mr. Robinson questioned if the Mayor has plans for the 40 acres owned by Mr. Mocco. He stated that Mr. Mocco would sell the property for open space. Mr. Robinson stated that someone from the Borough should be on the MCUA.

- Mary Novak, 1 Scarlet Drive

Ms. Novak stated for the council to reconsider making the Old Borough Hall a historic landmark. She commented on the great job the Historical Society members are doing. Ms. Novak stated that the timing of the traffic lights on Main Street need to be changed so traffic doesn't back up.

- Ralph Stowe, 2 Kwitkowski Court

Mr. Stowe commented on the Walk-A-Thon requirements.

- Ken Olchaskey, 108 North Edward Street

Mr. Olchaskey stated how undemocratic and anti-government that members of the public can't ask questions. He commented on the negotiations with the cable company. Mr. Olchaskey comment on having a commissioner on the MCUA. He commented on the agreement with the MCUA.

- Jim Robinson, 11 Borelle Square

Mr. Robinson commented on the MCUA infrastructure improvement project.

- Bob Egan, 43 Elizabeth Street

Mr. Egan commented on not being able to hear the meetings. He commented on the late notifications by the Police Department. Mr. Egan commented the air condition for the schools and how it will affect the taxpayers.

MARCH 25, 2024 REGULAR/AGENDA MEETING	
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- Ken Olchaskey, 108 North Edward Street
Mr. Olchaskey commented on the MCUA agreement and if the amount has changed from prior years. Thanked the governing body to hold a public hearing for the cable agreement. He commented on Police Officers escorting the public to their seats.

- Mary Novak, 1 Scarlet Drive
Ms. Novak wished everyone a Happy Easter.

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 Balka.

Roll Call: Voice Vote, all Ayes.

Time 8:27 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____