

**JANUARY 8, 2024
REGULAR/AGENDA
MEETING**

Mayor O'Brien opened the Regular/Agenda Meeting at 7:00 PM followed by a short prayer and salute to the flag.

- **STATEMENT OF NOTICE OF PUBLICATION**

Municipal Clerk Morelos announced that this January 8, 2024 Council 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 Sentinel Publishing Co., posting on the bulletin board, and is on file in her office.

- **ROLL CALL:**

Present: Councilpersons Balka, Colaci, Roberts, Synarski, Zebrowski

Absent: Councilman Onuoha

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

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

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

December 11, 2023 - Regular & Agenda Sessions

Seconded by Councilman Balka.

Roll Call: Ayes: Councilpersons Roberts, Balka, Synarski

Abstained: Councilpersons Colaci, Zebrowski

- **PROCLAMATION & PRESENTATIONS**

Police Chief Plumacker gave an update on the traffic issue pertaining to the Minnisink Avenue road closure. He also spoke about the steps they are taking to make the traffic flow smoother.

OLD BUSINESS:

a) Public Hearing on the following Ordinances: None

b) Appointments

Mayor made the following appointments:

HUMAN RELATIONS COMMISSION

3 Yr. Member Harshad Patel

COMMISSION ON AGING

3 Yr. Member Lorraine Gallas
3 Yr. Member Pat Farrell
3 Yr. Member Debbie Terry-Correa
3 Yr. Non-Voting Member Michele Golba-Norek
3 Yr. Non-Voting Member Dawn Carbone
Mayor's Liaison Subhaschandra Doshi

OPEN SPACE COMMITTEE

3 Yr. Member Valentine Tarr

RENT LEVELING BOARD

3 Yr. Member Anjali Shah

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Mayor asked if there are if there was a motion.

Councilwoman Roberts moved the appointments. Seconded by Councilman Colaci.

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

- **NEW BUSINESS:**

- a) Introduction of the following ordinances: NONE

- **CORRESPONDENCE:**

- A. Minutes from Boards/Commissions:

1. Board of Health – November 2, 2023.
2. Rent Leveling Board – December 12, 2023.
3. Environmental Commission – December 5, 2023.

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

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

- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Working on 2024 budget.

- **PLANNING & ZONING – Councilman Zebrowski**

- 1) Planning Board, Zoning & SERA will have meetings later this month.

- **PUBLIC SAFETY – Councilman Colaci**

- 1) Progress.

- **PUBLIC WORKS – Councilman Colaci**

- 1) Boathouse at Kennedy Park was rehabbed.
- 2) Gazebo on Major Drive received new flooring and supports.
- 3) Thanked the Public Works employees for an outstanding job with the storm over the weekend.

- **RECREATION – Councilman Synarski**

- 1) Progress.

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

- 1) Thanked the Business Administrator for helping them move the garden to another location.
- 2) Reached out to the high school for essays pertaining to government.

- **MAYOR – Kennedy O'Brien**

- **GENERAL DISCUSSION AGENDA ITEMS**

- **Admin. & Finance**

- 1) Authorization for the Tax Collector to refund 2023 taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for the following:

- a) 15 Kendall Drive, Block 32.03, Lot 9 in the amount of \$5,955.94.
- b) 18 Kuberski Drive, Block 136.05, Lot 3 in the amount of \$2,623.40.
- c) 1906 Bayhead Drive, Block 451, Lot 1.08 in the amount of \$3,459.73.

- Resolution.

- 2) Authorization to issue renewals for Wrecker Licenses subject to the approval of insurance certificates and wrecker inspections.

- Resolution.

- 3) Authorization to award a non-fair and open contract to Jaffe Communications, Inc. of Cranford, NJ for Social Media Consultant Services in an amount not to exceed \$40,000.00.

- Resolution.

- Planning & Zoning

- Public Safety

- 1) Application for membership as a Firefighter received from the following:
 - a) Devan Zsorey accepted by President Park Fire Co. No. 1 at their January 2, 2024 meeting.

- Approved.

- 2) Authorization to purchase one (1) 2024 Ford Interceptor for Fire Prevention through NJ State Contract 20-FLEET-01189 from Winner Ford in an amount not to exceed \$45,952.00.

- Resolution.

- Public Works

- 1) Authorization to purchase 95 Gallon Automated Refuse cans from IPL North America, Inc. through HGAC Buy Contract RC01-21 in an amount not to exceed \$46,268.00.

- Resolution.

- 2) Authorization to execute a two year agreement with GreenChip Recycling, Inc. for the cost free collection and disposal of E-Waste.

- Resolution.

- Recreation

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to appoint Daniel McCabe, Thomas Pavlik, Damir Ahmemulic, Christian Gonzalez and Nicholas Panayi as Laborers in the Department of Public Works effective January 16, 2024.

- Approved

- 2) Authorization to appoint Kenneth P. Kelly, Sr. as Part-time Keyboarding Clerk 1 in the Administration Department, effective January 16, 2024.

- Approved.

- 3) Authorization to appoint Zachariah N. Schlichte as Keyboarding Clerk 1 in the Administration Department, effective January 16, 2024.

- Approved.

- 4) Authorization to appoint Kathryn Riley as Per Diem Dispatcher in the Police Department effective January 16, 2024.

- Approved.

- 5) Authorization to execute a Bargaining Agreement with Sayreville Assoc. of Municipal Supervisors (SAMS) for the years 2023, 2024, 2025, 2026 and 2027.

- Resolution.

- 4) Authorization to renew Reliance Insurance Group, LLC (a division of Acrisure) as our insurance broker for health services for the year 2024.

- Resolution Needed

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5) Authorization to execute a contract renewal with North American Insurance Management Corp. to serve as Risk Management Consultants for the year 2024.

- Resolution.

➤ **C.F.O. – Denise Biancamano**

1) Budget Transfer Resolution.

- Resolution.

2) Authorization to refund escrow to Regal Limousine, Inc. in the amount of \$5,623.49.

- Resolution.

3) Authorization to refund escrow to Kuchta Subdivision/Site Plan in the amount of \$1,291.84.

- Resolution.

➤ **BOROUGH ENGINEER -Jay Cornell**

1) LaMer – Section 6 – Bond Release Request (Report Attached).

- Resolution.

2) 2024 Well Maintenance and Redevelopment Services – Preparation of Plans and Specifications (Verbal Report).

- Resolution.

➤ **BOROUGH ATTORNEY – Matthew Moench - None**

• **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 if there was bill for street lights and is anything being done with that.

Mayor O'Brien responded that in Woodbridge they have volunteers who go around and report the street lights out. He said in the coming weeks he will set up a process.

No further comments.

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

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

RESOLUTION #2024-30

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

Absent
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/ Matthew Moench, Esq.

Bill list of January 8, 2024 in the amount of \$12,070,476.98 in a separate Bill List File for 2024 (See Appendix Bill List 2024-A for this date).

RESOLUTION #2024-31

WHEREAS, the Borough Clerk is in receipt of applications for issuance of Annual Motel Licenses for the year 2024 covering the following locations

- Knights Inn Parkway
- Circle Motor Lodge
- Gallery Motel

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Mayor and Borough Council of the Borough of Sayreville **that applications** received and reviewed **for** the annual issuance of Licenses for Motels for the calendar year **2024 be and the same are hereby approved.**

/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, Esq.

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

RESOLUTION #2024-32

**RESOLUTION AUTHORIZING THE BOROUGH OF SAYREVILLE
MUNICIPAL CLERK TO ADMINISTER ALL
GAMES OF CHANCE LICENSES FOR THE YEAR 2024**

BE IT RESOLVED BY the Mayor and Borough Council of the Borough of Sayreville, New Jersey, that the Municipal Clerk is hereby authorized to administer, sign and execute all Games of Chance Licenses for the year 2024 contingent that the applicants have met all the State and Borough requirements and all fees have been paid.

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

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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, Esq.

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien
Mayor

- **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 questioned which attorney will be handling the lawsuit with the Board of Education.
Mayor O'Brien responded the current attorney.
Mr. Robinson commented on the lawsuit.

Mayor O'Brien stated he has no intention of entering into a business agreement with the Board of Education.

Borough Attorney Moench gave an update on the case.

Council President Roberts stated that she was never a supporter of the bus depot.

Councilman Balka stated he was on the other side of this and the prior BA offered the land to the board.

Councilman Colaci stated he is in agreement with the council.

Councilman Zebrowski stated he is in agreement with the direction that the Mayor and Council is going with.

Councilman Synarski stated he wishes that they can come to a solution so that the lawsuit gets dropped. He stated there is solution to the problem but doesn't know it yet.

- Nicholas Manente, 101 Kendall Street
Mr. Manente commented on the bus depot.

- Joylynn Ryan, 129 Kendall Drive
Mr. Ryan commented on the bus depot. She commented about there are no sidewalks in Laurel Park.

- Jim Robinson, 11 Borelle Square
Mr. Robinson commented on the warehouses and bus depot. He questioned if the COAH attorney that was appointed has a conflict being that they represented Mocco in a lawsuit. He questioned if Jaffee Communications has a conflict being they are the PR firm for Riverton.

- Margaret Rocca, 154 Kendall Drive
Ms. Rocca commented on the traffic now in her development. She commented on the bus depot.
Mayor suggested that Laurel Park form a committee.

- Kelly Wankmueller, 84 Pinetree Drive

Ms. Wankmueller stated she wanted to watch the meeting online but there was no link and there was a rumor stating that the speaking portion is no longer available.

Mayor responded that was for COVID and the need to shorten the meetings.

Borough Clerk Morelos responded that the link is on the homepage of the website.

Ms. Wankmueller commented on the bus depot.

- Unknown person

She questioned if the people can sue the Board of Education.

- Marie Gates, 38 Elm Terrace

Ms. Gates stated she takes her dog to the Cheesequake Park and contractors are storing the equipment there and preventing her from getting into the park.

Mayor responded that they will look into it.

No further comments.

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

Roll Call: Voice Vote, all Ayes.

- **EXECUTIVE SESSION**

Borough Clerk Morelos read the following Executive Session Resolution into record.

RESOLUTION FOR CLOSED SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances, and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

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

1. The public portion of this meeting is hereby adjourned in order that the Governing Body may meet in a closed, private session for approximately 15-20 minutes to discuss the following matters:

- Litigation

2. Following the conclusion of said closed session, the Governing body shall reconvene the open portion of this meeting to consider any other matters which may be properly brought before it at this time.

3. The nature and content of discussion which occurs during closed session shall be made public at the time the need for non-disclosure no longer exists.

NOW, THEREFORE BE IT RESOLVED that the public be excluded and this resolution shall take effect immediately.

/s/ Donna Roberts, Council President

APPROVED:

/s/ Kennedy O'Brien, Mayor

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Council President Roberts moved the Executive Session Resolution be adopted on Roll Call Vote. Motion seconded by Councilman Zebrowski.

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

Time: 8:20 PM

Reconvene:

Council President Roberts made a motion to reconvene. Motion was seconded by Councilman Colaci.

Roll Call: Voice Vote, all Ayes.

Time: 8:35 PM

Council President Roberts made a motion to appoint Councilman Zebrowski to the Land Use Boards. Seconded by Councilman Colaci.

Roll Call: Councilpersons Roberts, Balka, Colaci, Synarski, Zebrowski, 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 8:36 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____