

**RESOLUTION #2025-32**

**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.

\_\_\_\_\_  
Kennedy O'Brien, Mayor

\_\_\_\_\_  
Daniel Balka, Councilman

\_\_\_\_\_  
Donna Roberts, Councilwoman

\_\_\_\_\_  
Michael Colaci, Councilman

\_\_\_\_\_  
Stanley Synarski, Councilman

\_\_\_\_\_  
Mary J. Novak, Councilman

\_\_\_\_\_  
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.

\_\_\_\_\_  
Borough Attorney

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-33**  
**A RESOLUTION OF THE BOROUGH OF SAYREVILLE IN THE  
COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AUTHORIZING  
THE BOROUGH OF SAYREVILLE TO SUBMIT THE  
2024 ANNUAL ACTION PLAN TO HUD**

**WHEREAS**, the CDBG Committee proposes to use the 2024 allocation of \$216,557.00 from HUD for the following purposes:

- ADA Improvements to Recreational Path at Veteran’s Park
- ; and

**WHEREAS**, the Governing Body of the Borough of Sayreville has reviewed the plan and has agreed that it is the best and highest use of the available funds; and

**THEREFORE, BE IT AND IT IS HEREBY RESOLVED** that the Governing Body of the Borough of Sayreville authorizes the CDBG Coordinator to submit the 2024 Annual Action Plan to HUD as soon as convenient.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-34**

**RESOLUTION TO APPLY TO NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM FOR IMPROVEMENTS TO BAILEY PARK**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Borough of Sayreville desires to further the public interest by obtaining funding in the amount of \$1,00,000.00, in the form of a 50% matching grant and, if available, a \$0 loan, from the State to fund the following project(s): Bailey Park Improvements to include rehabilitation and enhancements for picnic facilities, walking trails, the addition of a comfort station, paved entrance and parking lot at a cost of \$2,000,000.00 (total project cost);

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the Sayreville Borough Council resolves that:

1. Kennedy O'Brien or the successor to the office of Mayor is hereby authorized to:
  - a) make application for such a grant;
  - b) provide additional application information and furnish such documents as may be required, and
  - c) act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$1,000,000.00;
3. In the event the State's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

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.

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Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

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Jessica Morelos, RMC  
Municipal Clerk

---

Kennedy O'Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-35**

**RESOLUTION TO APPLY AND ACCEPT GREEN ACRES FUNDING  
TO CONSTRUCT AN ACCESSIBLE PLAYGROUND IN BAILEY PARK  
FROM THE JAKE'S LAW PROGRAM**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides grants and/or loans to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition, development, and stewardship of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Sayreville Borough desires to further the public interest by obtaining total funding in the amount of \$750,000, in the form of a \$750,000 matching grant and, if available, a \$0 loan, from the State to fund the following project: Jake’s Law Accessible Playground in Bailey Park at a cost of \$1,000,000;

WHEREAS, the State shall determine if the application is complete and in conformance with the scope and intent of the Green Acres Program, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State’s funds in accordance with such rules, regulations, and applicable statutes, and is willing to enter into an agreement with the State for the above-named project;

NOW, THEREFORE, the governing body/board resolves that:

1. Kennedy O’Brien or the successor to the office of Mayor is hereby authorized to:
  - a. make application for such a loan and/or such a grant,
  - b. provide additional application information and furnish such documents as may be required, and
  - c. act as the authorized correspondent of the above-named applicant;
2. The applicant agrees to provide its matching share to the Green Acres funding request, if a match is required, in the amount of \$250,000;
3. In the event the State’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. This resolution shall take effect immediately.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-36**

**WHEREAS**, the Borough of Sayreville desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$70,000.00 to carry out a project to design and install an 18-hole Disc Golf course at Walter D. Faith/Laurel Park.

**BE IT THEREFORE RESOLVED,**

- 1) that the Borough of Sayreville does hereby authorize the application for such a grant; and,
  
- 2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Sayreville and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-37**

**BE IT RESOLVED**, that the proper Borough Officials are hereby authorized and directed to execute a Memorandum of Understanding with the County of Middlesex for use of specialized equipment owned and maintained by the Middlesex County Prosecutor’s Office or the County Office of Emergency Management.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O’Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-38**

BE IT AND IT IS HEREBY RESOLVED that the following transfers between 2024 Budget Appropriations be and the same are hereby authorized to be made in the following manner to wit:

<u>CURRENT FUND</u>	<u>FROM</u>	<u>TO</u>
Planning Board Other Expenses (4-01-21-180-182)		4,000.00
Other Insurance Premiums (4-01-23-215-194)		50,000.00
Parks Department Other Expenses (4-01-28-375-011)		15,000.00
Natural Gas (4-01-31-466-0267) 30,000.00		
Garbage and Trash Removal Other Expenses (4-01-26-305-250)	19,000.00	
Crossing Guard Salaries & Wages (4-01-25-255-013)	40,000.00	
Police Dispatch Salaries & Wages (4-01-25-250-012)	40,000.00	
	99,000.00	99,000.00

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
Ayes						
Nays						
Abstain						
Absent						

**RESOLUTION #2025-39**

**RESOLUTION ESTABLISHING THE FOURTH ROUND AFFORDABLE  
HOUSING PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS  
FOR THE BOROUGH OF SAYREVILLE**

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

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculated the Borough of Sayreville’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 194 units and a Prospective Need Obligation of 270 units; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

**WHEREAS**, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions” (N.J.S.A 52:27D-311(m)); and

**WHEREAS**, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

**WHEREAS**, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

**WHEREAS**, the Borough of Sayreville and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals,

configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

**WHEREAS**, based on the foregoing, Sayreville Borough relies on the DCA calculations of Sayreville Borough's fair share obligations as modified herein to account for the Borough's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing professional planner, and Sayreville Borough seeks to commit to provide its fair share of 194 units present need and 210 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, Sayreville Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**WHEREAS**, Sayreville Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in the event that a third party challenges the calculations provided for in this Resolution, Sayreville Borough reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

**WHEREAS**, in light of the above, the Borough Committee of the Borough of Sayreville finds that it is in the best interest of the Borough to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

**WHEREAS**, in accordance with AOC Directive #14-24 dated December 13, 2024, the Borough Committee of the Borough of Sayreville finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough to direct the filing of an action in the form of a declaratory judgment complaint within forty-eight (48) hours after adoption of this Resolution, or by February 3, 2025, whichever is sooner;

**NOW, THEREFORE, BE IT RESOLVED**, by the Borough Committee of the Borough of Sayreville, County of Hunterdon, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.

2. Sayreville Borough hereby commits to a Round 4 Present Need Obligation of 194 units, and a Round 4 Prospective Need Obligation of 210 units, modified from the DCA's calculations as explained above and in the attached

memorandum/report from the Borough's affordable housing professional planner, and subject to all reservations of rights set forth above.

3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Amended FHA, including the filing of a declaratory judgment complaint in Hunterdon County within forty-eight (48) hours after adoption of this Resolution, attaching a copy of this Resolution as an exhibit to such filing.

4. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to submit and/or file a copy of this Resolution with the Program or any other such entity as may be determined to be appropriate.

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

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

\_\_\_\_\_  
Jessica Morelos, RMC  
Municipal Clerk

\_\_\_\_\_  
Kennedy O'Brien  
Mayor

	Balka	Colaci	Novak	Roberts	Synarski	Zebrowski
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						

**RESOLUTION #2025-40**

**RESOLUTION REFERING TO THE SAYREVILLE PLANNING BOARD  
CERTAIN AMENDMENTS TO THE WATERFRONT REDEVELOPMENT PLAN  
REGARDING STREET NAMES AND MAP**

**WHEREAS**, the Sayreville Economic Redevelopment Agency (“SERA”) designated Sayreville Seaport Associates Urban Renewal, L.P. (“SSA”) as the designated redeveloper of a portion of the Sayreville Waterfront Redevelopment Area (“S.W.R.A.”); and

**WHEREAS**, the Sayreville Borough Council adopted the Waterfront Redevelopment Plan (“the Plan”) dated January 1999, as amended, to guide the redevelopment of the S.W.R.A.; and

**WHEREAS**, in 2020 the Borough approved a certain Riverton Street Names Schematic Map dated 07/29/19 (the “Street Map”); and

**WHEREAS**, through collaborative process among the Sayreville Veterans Alliance, SSA, SERA and the Borough, the parties wish to make revisions to said Map, which revisions are contained in the proposed Ordinance #02-25, attached hereto as Exhibit A.

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

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Proposed Amendments, which are reflected in Exhibit A, regarding the Property are hereby referred to the Borough Planning Board for their review, in accordance with the provisions of N.J.S.A. § 40A:12A-7(e); and the Planning Board is authorized and directed to prepare a report of its recommendations to the Proposed Amendments in accordance with the requirements set forth in the Redevelopment Law.
3. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and

This Resolution shall take effect immediately.

\_\_\_\_\_  
(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.

\_\_\_\_\_  
Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

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Jessica Morelos, RMC  
Municipal Clerk

---

Kennedy O'Brien  
Mayor

	<b>Balka</b>	<b>Colaci</b>	<b>Novak</b>	<b>Roberts</b>	<b>Synarski</b>	<b>Zebrowski</b>
<b>Ayes</b>						
<b>Nays</b>						
<b>Abstain</b>						
<b>Absent</b>						