



The Borough of Sayreville

REGULAR/AGENDA MEETING July 15, 2024

1. CALL TO ORDER

- a) Short Prayer
- b) Salute to Flag
- c) Statement of Publication
- d) Roll Call

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

(Motion to approve, subject to correction if necessary)

☞ June 17, 2024 - Regular/Agenda Session

3. PROCLAMATION & PRESENTATIONS:

4. EXECUTIVE SESSION:

- Litigation
- Personnel

5. OLD BUSINESS:

- a) Public Hearing on the following Ordinances:

ORDINANCE #31-24

**BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX**

**AN ORDINANCE ESTABLISHING THE FLAG DISPLAY POLICY
FOR THE BOROUGH OF SAYREVILLE,**

COUNTY OF MIDDLESEX, STATE OF NEW JERSEY

(Admin. & Finance Committee- Co. Balka - Public Hearing 7-15-24)

ORDINANCE #32-24

**AN ORDINANCE TO SUPPLEMENT CHAPTER 26 OF THE
MUNICIPAL CODE, ENTITLED "LAND DEVELOPMENT,"
TO MAKE MODIFICATIONS PURSUANT TO THE NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
MODEL STORMWATER CONTROL ORDINANCE.**

(Public Works Committee- Co. Colaci - Public Hearing 7-15-24)

ORDINANCE #33-24

**ORDINANCE OF THE BOROUGH OF SAYREVILLE,
COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE
EXECUTION OF A FINANCIAL AGREEMENT, BY AND BETWEEN
THE BOROUGH AND 1970 NJ RT 35 URBAN RENEWAL, LLC,
PURSUANT TO THE LONG-TERM TAX EXEMPTION**

LAW, N.J.S.A. 40a:20-1 ET SEQ.

(Admin. & Finance Committee- Co. Roberts - Public Hearing 7-15-24)

- b) Appointments

6. NEW BUSINESS:

- a) Clerk to report on Supplemental Debt Statement
- b) Introduction of the following ordinances:

BOND ORDINANCE # 34-24

**BOND ORDINANCE PROVIDING FOR ACQUISITION OF VARIOUS
VEHICLES AND EQUIPMENT, BY AND IN THE BOROUGH OF
SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW
JERSEY; APPROPRIATING \$3,360,000 THEREFOR AND
AUTHORIZING THE ISSUANCE OF \$3,192,000 BONDS OR NOTES
OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF**

(Admin. & Finance Committee- Co. Balka - Public Hearing 8-19-24)



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BOND ORDINANCE #35-24

BOND ORDINANCE PROVIDING FOR VARIOUS 2024 GENERAL CAPITAL IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$1,780,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,691,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka - Public Hearing 8-19-24)

BOND ORDINANCE #36-24

BOND ORDINANCE PROVIDING FOR VARIOUS PARK IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$720,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$684,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka - Public Hearing 8-19-24)

BOND ORDINANCE #37-24

BOND ORDINANCE PROVIDING FOR VARIOUS ROADWAY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$6,500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,175,000 BONDS OR NOTES OF THE BOROUGH TO FINANCE PART OF THE COST THEREOF

(Admin. & Finance Committee- Co. Balka - Public Hearing 8-19-24)

ORDINANCE #38-24

BOND ORDINANCE PROVIDING FOR VARIOUS WATER UTILITY IMPROVEMENTS, BY AND IN THE BOROUGH OF SAYREVILLE, IN THE COUNTY OF MIDDLESEX, STATE OF NEW JERSEY; APPROPRIATING \$7,635,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$7,635,000 IN BONDS OR NOTES TO FINANCE THE COST THEREOF

(Admin. & Finance Committee- Co. Balka - Public Hearing 8-19-24)

7. RESOLUTIONS:

- PUBLIC PORTION AND APPROVAL ON RESOLUTIONS ONLY

- 2024-182 Resolution approving bills for payment.
- 2024-183 Requesting approval for the insertion of an item of revenue in the 2024 Local Municipal Budget.
- Clean Communities Grant - \$103,968.37
- 2024-184 Requesting approval for the insertion of an item of revenue in the 2024 Local Municipal Budget.
- Parlin Section 1 Redevelopment Community Benefit - \$1,000,000.00
- 2024-185 Approving the renewal of Liquor License #1219-33-004-004, Sayreville PRII Liquor License II, LLC (pocket license), for the 2024-2025 Licensing Term.
- 2024-186 Approving the renewal of Liquor #1219-33-031-006, Shiv Akshar LLC, received for the 2024-2025 (pocket license).
- 2024-187 Approving the renewal of Liquor License #1219-33-051-006, Sayreville PRII Liquor License I, LLC (pocket license) for the 2024-2025 Licensing Term.



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- 2024-188 Authorizing the submission and acceptance of a Grant Application to the NJ Department of Community Affairs for Improvements at the Jerry Ust Recreation Complex for approximately \$500,000.00.
- 2024-189 Authorizing the release of a bond to New Jersey Natural Gas Co. for Road Opening Permit.
- 2024-190 Authorizing the release of the balance in escrow in the amount of \$27,149.93 to Sayreville Leasing and Repair.
- 2024-191 Authorizing a Non-Binding Referendum on the Ballot at the General Election on November 5, 2024 to determine if the Borough shall complete Capital Repairs to the 1909 Town Hall/Fire House at 165 Mains Street as necessary to obtain a certificate of occupancy.
- 2024-192 Authorizing the proper borough officials to enter into a settlement agreement with Sayreville Shopping Plaza, LLC, regarding their Tax Appeal filed for the year 2024 affecting Block 368.07 Lots 1 & 2 commonly known as 2909 Washington Road.

8. CORRESPONDENCE:

- A. Departmental Reports for June, 2024.
- B. Minutes from Boards/Commissions:
1. Human Relations Commission – April 4, 2024.
 2. Shade Tree Commission – June 20, 2024.
- C. Notice of Public Hearing:
1. Notice of Public Hearing to be held before the BPU on July 18, 2024 at 4:30pm and 5:30pm for JCPL's review and approval of its deferred balances relating to, and an adjustment of, the societal benefits charge clause of its filed tariff.
- D. Resignations received from the Fire Department:
1. Robert Applegate – Melrose Hose Co. No. 1

9. MAYOR & COUNCIL REPORTS

- **ADMINISTRATIVE & FINANCE – Councilman Balka**
- **PLANNING & ZONING – Councilman Zebrowski**
- **PUBLIC SAFETY – Councilman Onuoha**
- **PUBLIC WORKS – Councilman Colaci**
- **RECREATION – Councilman Synarski**
- **WATER & SEWER/ENVIRONMENTAL – Council President Roberts**
- **MAYOR – Kennedy O'Brien**

10. GENERAL DISCUSSION AGENDA ITEMS

- Admin. & Finance

- 1) Authorization for the Business Administrator to negotiate a new contract with Legacy Riding Stables. - Approve/Deny
- 2) Authorization to join the Interlocal Purchasing System (TIPS), a National Cooperative Purchasing Program. - Resolution Needed



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- Planning & Zoning

- Public Safety

- Public Works

- 1) Requests received to hold a block party from the following:
 - a) Residents of Pinetree Drive between Cypress Drive and Buttonwood Drive on August 31, 2024 (Rain date September 1, 2024 from 9am-12am).
- Approve/Deny
- 2) Authorization to award a non-fair and open contract to PABCO Industries for the purchase of leaf bags in an amount not to exceed \$20,923.20. - Approve/Deny

- Recreation

- Water & Sewer/Environmental

- 1) Authorization to award a non-fair and open contract to Keystone Precision Solutions for the purchase of a GPS unit in an amount not to exceed \$17,608.00.
- Approve/Deny

➤ Business Administrator - Glenn Skarzynski

- 1) Authorization to appoint Matthew McCardle to Laborer 1 in the Department of Public Works, effective September 1, 2024. - Approve/Deny
- 2) Authorization to appoint three Police Officers in the Police Department, effective July 29, 2024 pending the completion of all pre-employment requirements. - Approve/Deny
- 3) Authorization to appoint Leslie Ann Polanco to Records Support Tech 1 – Part-time in the Police Department, effective August 1, 2024. - Approve/Deny

➤ C.F.O. - Denise Biancamano

- 1) Authorization to amend the 2024 Local Municipal Budget for the following:
 - Safe & Secure Communities Grant - \$44,150.00
 - Opioid Settlement - \$16,061.24
 - Residential Maintenance Service - \$6,500.00 Match \$2,000.00
 - SERA Donation - \$100,000.00- Resolution Needed
- 2) Authorization to sell bonds. - Resolution Needed

➤ BOROUGH ENGINEER - Jay Cornell

- 1) Golden Age Development Group LLC Site Plan – Bond Release Request (Report Attached). - Resolution Needed
- 2) 2023 Roadway Paving and Reconstruction Project – Phase II – Receipt of Bids (Verbal Report). - Resolution Needed

➤ BOROUGH ATTORNEY - Matthew Moench

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

12. ADJOURNMENT

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