

**DECEMBER 9, 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 December 9, 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 (arrived at 7:07pm), Synarski, Zebrowski

Absent: None

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

Others Absent: None

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

Councilman Zebrowski moved the following minutes be approved, subject to correction if necessary:

- ✍ September 17, 2024 - Receipt of Bids (Kennedy Park Bathroom Improvements)
- ✍ October 29, 2024 - Receipt of Bids (Improvements to Cheesequake Road and Melrose & President Park Firehouse Roof Replacement)
- ✍ November 14, 2024 - Receipt of Bids (Well Maintenance & Redevelopment Services)
- ✍ November 25, 2024 - Regular/Agenda & Executive Sessions

Seconded by Councilman Balka.

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

- **PROCLAMATION & PRESENTATIONS**

✦ **Councilman Christian Onuoha for his distinguished service rendered as a member of the Sayreville Borough Council for the years 2022-2024.**

Councilman Onuoha remarked on his service as Councilman.

- **OLD BUSINESS:**

- a) Borough Clerk Morelos stated a Resolution was received from the Sayreville Planning Board following a meeting on December 4, 2024, approving the following Ordinance and referring it back to the Borough Council:
 - #52-24 Amending the Hercules Redevelopment Plan

Councilman Zebrowski moved the Resolution be received and filed. Seconded by Councilman Balka.

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

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 #50-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #50-24.

There were no comments.

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

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

ORDINANCE #50-24
BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX
ORDINANCE ADDRESSING LEAD PAINT INSPECTIONS

WHEREAS, pursuant to P.L. 2021, c. 182 (N.J.S.A. 52:27D-437.16 *et seq*), all municipalities are required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, the purpose of these requirements is to prevent the poisoning of residents by requiring that the presence of deteriorated lead-based paint on the interior and exterior of pre-1978 structures be identified and correctly addressed by reducing and controlling lead-based paint hazards which may be present, in order to prevent human exposure to such hazards; and

WHEREAS, it is necessary and in the best interests of the residents of the Borough of Sayreville ("Borough") to amend the Borough's Housing Code to require inspections for lead-based paint in residential rental dwellings, in order to conform to and ensure compliance with this new State law;

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 XII of the Code of Ordinances, titled "Building and Housing" is hereby supplemented with a new section as follows:

12-14 Lead-Based Paint Hazards

12-14.1 Statutory authority.

This article is enacted pursuant to P.L. 2021, c. 182, and shall be interpreted and enforced to the same extent as that legislation, any amendments or supplements thereto, the companion regulations set forth at N.J.A.C. 5:28A-1.1 *et seq.*, and other associated regulatory or judicial authority.

12-14.2 Definitions.

For the purposes of this Chapter only, the following words and terms shall have the meanings set forth below, in accordance with N.J.S.A. 52:27D-437.1 *et seq.*
"Dust wipe sampling" means a sample collected by wiping a representative surface and tested, in accordance with a method approved by the United States Department of Housing and Urban Development ("HUD").

"Lead abatement" means a set of measures designed to permanently eliminate lead-based paint hazards, in accordance with the standards established by the Commissioner at N.J.A.C. 5:17.

"Lead abatement contractor" means a firm certified by the New Jersey Department of Community Affairs (the "Department" or "DCA") to perform remediation through lead abatement or interim control work pursuant to N.J.A.C. 5:17.

"Lead-based paint hazard" means any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present on surfaces, that would result in adverse human health effects.

"Lead evaluation contractor" means a firm certified by the Department to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17. This includes the ability to perform dust wipe sampling.

"Lead inspector/risk assessor" means an individual certified by the New Jersey Department of Health ("DOH") to perform lead inspection and risk assessment work pursuant to N.J.A.C. 8:62. This includes the ability to perform dust wipe sampling.

"Lead-free certification" means the certificate issued, in accordance with N.J.A.C. 5:17, which states that there is no lead-based paint, or that the dwelling has undergone lead abatement, in accordance with N.J.A.C. 5:17.

"Lead-safe certification" means the certification issued pursuant to this chapter, which confirms that a periodic lead-based paint inspection was performed, and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance, in accordance with N.J.A.C. 5:28A-2.4.

"Lead free" means that a dwelling has been certified to have no lead-based paint or has undergone lead abatement, in accordance with N.J.A.C. 5:17.

"Lead safe" means that a dwelling has been found to have no outstanding lead-based paint hazards. It does not mean that the dwelling is certified to be lead free.

"Tenant turnover" means the time at which all existing occupants vacate a dwelling unit, and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

"Visual assessment" means a visual examination for deteriorated paint or visible surface dust, debris, or residue, and as conducted pursuant to N.J.A.C. 5:28A-2.3.

12-14.3 Required inspections.

- A. The Borough Code Enforcement Official and the lead evaluation contractor shall be authorized and empowered to conduct periodic lead-based inspections for all applicable dwelling units offered for rent to determine the presence of lead-based paint, in accordance with N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-1.1 et seq.
- B. A lead evaluation contractor retained by the Borough shall inspect every single-family, two-family, or multiple rental dwelling located in the Borough for lead-based paint hazards through visual assessment and duct wipe sampling in accordance with N.J.S.A. 52:27D-437.1 et seq.
- C. The dwelling owner, landlord and/or property management agent of every single-family, two-family and/or multiple dwelling rental unit are responsible and shall obtain an inspection of each unit for lead-based paint hazards as required by New Jersey law. To obtain the required inspection, the dwelling owner, landlord and/or property management agent may arrange it with the lead evaluation contractor retained by the Borough and pay all applicable and required fees associated with such inspection.
- D. In lieu of having the dwelling inspected by the Borough's lead evaluation contractor, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by

the DCA to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.

- E. The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier.
- F. Whenever a dwelling unit is scheduled for a tenant turnover, the then-current landlord, owner and/or managing property agent shall provide written notice to the Office of Code Enforcement or the Borough Lead based paint contractor that either an inspection is needed or will be conducted by a private lead evaluation contractor at least twenty (20) calendar days prior to the scheduled date of the tenant turnover.
- G. Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:
 - 1. Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection;
 - 2. Provide evidence of a valid lead-safe certification obtained pursuant to this Chapter to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency; and
 - 3. Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if the inspection was conducted during a period of tenancy.

12-14.4 Method of inspection.

- A. Visual assessments. Periodic lead-based paint inspections may be performed through visual assessment if, according to the central lead screening database maintained by DOH, or other data deemed appropriate by DOH, the Borough of Sayreville is a municipality in which less than 3% of children tested, six years of age or younger, have a blood lead level greater than or equal to five ug/dL.
 - 1. Pursuant to N.J.A.C. 5:28A-2.3(a)1, for visual assessments, dwellings must be examined in accordance with the guidelines and regulations promulgated by the United States Department of Housing and Urban Development ("HUD") set forth at 42 U.S.C. § 4851b for deteriorated paint or visible surface dust, debris, or residue on all painted building components, especially any walls, window, trim, and surfaces that experience friction or impact.
- B. Dust wipe sampling. Dust wipe sampling is required if, according to the central lead screening database maintained by DOH, or other data deemed appropriate by DOH, if Borough of Sayreville becomes a municipality in which 3% or more of children tested, six years of age or younger, have a blood lead level greater than or equal to five ug/dL, or if different, the level set forth at N.J.S.A. 52:27D-437.16.
 - 1. Pursuant to N.J.A.C. 5:28A-2.3(b)1, dust wipe sampling must be performed by the collection of samples from the wiping of representative surfaces, including floors, interior windowsills, and other similar surfaces, and tested in accordance with methods approved by HUD.
 - 2. Pursuant to N.J.A.C. 5:28A-2.3(b)2, a visual assessment, conducted in accordance with Subsection A, may be undertaken during the course of dust wipe sampling.

12-14.5 Remediation; certification.

- A. If an inspection determines that a lead-based paint hazard exists, then the owner of the dwelling unit must remediate the lead-based paint hazard by using abatement or lead-based paint hazard control methods approved in accordance with the provisions of the Lead Hazard Control Assistance Act, N.J.S.A. 52:27D-437.1 et seq. A follow-up inspection is required to certify that the hazard has been properly remediated.
 - 1. If hazard controls are employed, the follow-up inspection must be conducted using dust wipe sampling. If the follow-up inspection shows that

the hazard is no longer present, the unit must be certified as lead-safe pursuant to the lead-safe certification requirements set forth in N.J.A.C. 5:28A-2.4.

2. If abatement is utilized, and a lead abatement clearance certificate has been issued in accordance with N.J.A.C. 5:17, then the lead-free certificate issued at the final clearance inspection shall exempt the dwelling from future periodic lead-based paint inspections.
 3. To the extent dust wipe sampling is required as part of the remediation process, the owner must have such testing performed by a licensed contractor.
- B. If an inspection determines that no lead-based paint hazard exists, or following remediation of a lead-based paint hazard, the Borough's lead evaluation contractor shall certify the dwelling unit as lead-safe on a form prescribed by DCA. This certification shall be valid for two years. If the inspection was conducted by a lead evaluation contractor, the contractor must provide a copy of the lead-safe certificate to the owner and the Borough.
- C. If a lead hazard is identified in an inspection of one of the dwelling units in a building consisting of two or three dwelling units, then the remainder of the building's dwelling units shall be inspected for lead hazards, except for dwelling units that have been certified to be free of lead-based paint. These additional inspections are subject to fees.
- D. If an inspection determines that a lead-based paint hazard exists, then the Borough or its designee shall notify the Commissioner of DCA.

12-14.6 Exemptions.

The following dwelling units in a single-family, two-family, or multiple rental dwelling are not subject to inspection and evaluation for the presence of lead-based paint hazards:

- A. Dwelling units that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17.
- B. Dwelling units constructed during or after 1978.
- C. Single-family and two-family seasonal rental dwellings rented for less than six months in duration each year by tenants that do not have consecutive lease renewals.
- D. Multiple rental dwelling units constructed prior to 1978 that have been registered with the DCA for at least 10 years and have no outstanding paint violations from the most recent cyclical inspection performed on the dwelling pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq. and N.J.A.C. 5:10.
 1. All multiple dwelling units constructed prior to 1978 that have been registered with the DCA for at least 10 years and that have a current certificate of inspection issued by DCA.
 2. All multiple dwelling units constructed prior to 1978 that have been registered with DCA for at least 10 years with open inspections that have no violations for paint.
- E. Dwelling units in a multiple dwelling that has been registered with the DCA as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed under the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq.

- F. Dwellings that have a valid lead-safe certification issued in accordance with this article and N.J.A.C. 5:28A. Lead-safe certifications are valid for two years from the date of issuance pursuant to N.J.A.C. 5:28A-2.4.

12-14.7 Enforcement.

- A. The Office of Code Enforcement is charged with enforcing the provisions of this article. In carrying out this function, the Office of Code Enforcement may consult with all appropriate federal, state, county, and local agencies concerning the criteria for the inspection and identification of areas and conditions involving a high risk of lead poisoning in such dwellings, methods of detection of lead in such dwellings, and standards for the repair of such dwellings concerning lead paint.
- B. Compliance with this chapter is a precondition to obtaining a rental certificate of occupancy pursuant to 12-3.5 Property Rental and Resale Inspection.

12-14.8 Fees.

- A. The Borough fee for the lead-based paint inspection shall be \$40.00 per dwelling. In accordance with N.J.S.A. 52:27D-437.16(h), \$20.00 of the above fee inspected by the Borough's lead evaluation contractor or the owner's private lead evaluation contractor shall be assessed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the DCA has already assessed an additional inspection fee of \$20.00. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
- B. No inspections or re-inspections shall take place unless all fees are paid. All fees are non-refundable. Scheduled inspections or re-inspections may be canceled by the Borough or its lead evaluation contractor, unless the completed application and required fees have been received by the Borough at least twenty-four hours prior to the scheduled inspection, or on the last working day prior to the scheduled inspection. Applicant may cancel the requested inspection no less than twenty-four (24) hours prior to the time of the scheduled inspection. Every inspection for which the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection and a reinspection fee assessed.
- C. In a common interest community, any inspection fee charged pursuant to this Chapter shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

12-14.9 Recordkeeping.

- A. The Office of Code Enforcement and the Borough's lead evaluation contractor shall maintain a record of all dwellings subject to this article, including all current information on inspection schedules, inspection results, and tenant turnover.
- B. The Office of Code Enforcement and the Borough's lead evaluation contractor shall also maintain a record of all lead-safe certifications issued pursuant to this article and all lead-free certifications issued pursuant to N.J.A.C. 5:17.

12-14.10 Investigations; violations and penalties.

- A. The Office of Code Enforcement is authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with this article.
- B. Offending owners have 30 days to cure any violation by conducting the required inspection or initiating any required remediation efforts.
- C. If the dwelling owner has not cured the violation or initiated remediation efforts within 30 days, the owner shall be subject to a penalty of \$1,000 per week until the required inspection has been conducted or the remediation efforts have been initiated.
- D. For the purposes of this provision, remediation efforts are deemed to have been initiated when the owner has hired a lead abatement contractor or other qualified party to perform lead hazard control methods.

E. Failure to conduct the required inspection, or remediate a lead-based paint hazard, shall constitute a violation of the International Property Maintenance Code adopted pursuant to Chapter 12-3.5, and any unpaid penalties imposed for such violations may be assessed as liens against the subject property pursuant to Chapter 12-3.4.

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: November 25, 2024

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

/s/John Zebrowski, Councilman
(Planning and Zoning Committee)

ADOPTED ON SECOND READING

DATED: December 9, 2024

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

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

APPROVAL BY THE MAYOR ON THIS 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

Public Hearing on Ordinance #51-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #51-24.

There were no comments.

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

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

ORDINANCE #51-24
BOROUGH OF SAYREVILLE
COUNTY OF MIDDLESEX
ORDINANCE REGARDING
ENVIRONMENTAL COMMISSION

WHEREAS, the Borough of Sayreville (“Borough”) created an Environmental Commission pursuant to N.J.S.A. § 40:56A-1 to 50:56A-7; and

WHEREAS, the Borough seeks to clarify the membership of the Environmental Commission and its powers and duties.

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

SECTION 1. Chapter II, entitled “Administration” is hereby amended and supplemented as follows:

§ 2-32 Environmental Commission.

§ 2-32.2 Members.

A Commission shall consist of seven (7) members appointed by the Mayor ~~with the advice and consent of the Borough Council~~, for a three (3) year term, one (1) of whom shall also be a member of the Planning Board and all of whom shall be residents of the Borough. The members shall serve without compensation except as hereinafter provided. The Commission shall annually, upon reorganization, elect a Chairman from within. There shall, in addition, be appointed two (2) alternates to serve on said board. Each said alternate to be designated as Alternate 1 and Alternate 2 to serve for three (3) year terms. In addition to the foregoing, the Commission shall include two (2) student representatives from the Borough of Sayreville ~~War Memorial High School~~.

The Borough Council may remove any member of the Commission for cause, on written charges served upon the member and after a hearing thereon at which the position shall be filled for the unexpired terms in the same manner as an original appointment.

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: November 25, 2024

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

/s/Stanley Synarski, Councilman
(Water & Sewer Committee)

ADOPTED ON SECOND READING
DATED: December 9, 2024

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

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

APPROVAL BY THE MAYOR ON THIS 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

Public Hearing on Ordinance #52-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #52-24.

Those commenting were:

- Jim Robinson
Mr. Robinson questioned what this ordinance does and if there will be connector road and if phasing will be impacted.

Councilman Zebrowski responded that it is the connector road and no CO's can be issued until that road is completed.

No further comments.

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

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

ORDINANCE #52-24
AN ORDINANCE AMENDING THE BOROUGH OF SAYREVILLE HERCULES REDEVELOPMENT PLAN

WHEREAS, on September 11, 2017, the Borough of Sayreville Council (the "**Council**") adopted a resolution pursuant to the Local Redevelopment and Housing Law designating certain parcels as a Non-Condensation Area in Need of Redevelopment, which were formerly known as: Block 14, Lot 3; Block 25.01, Lot 1; Block 40, Lot 1; Block 43, Lots 1 and 1.01; Block 44, Lot 1; Block 45, Lot 1; Block 46, Lot 1; Block 47, Lot 1; Block 48.01, Lots 1 and 2; Block 50, Lot 1; Block 51, Lot 2; Block 51.01, Lot 1; Block 51.02, Lot 1; Block 53, Lot 1; Block 53.01, Lot 1; Block 53.02, Lot 1; Block 57.01, Lot 1.01; and Block 83.04, Lot 1 ("**Hercules Redevelopment Area**"); and

WHEREAS, by that same resolution, the Council appointed the Sayreville Economic and Redevelopment Agency ("**SERA**") as the redevelopment entity for the Hercules Redevelopment Area; and

WHEREAS, on May 29, 2018, the Council adopted a Redevelopment Plan for the Property, entitled the "Hercules Redevelopment Plan," by Ordinance 410-18 (the "**Original Redevelopment Plan**"); and

WHEREAS, on October 13, 2020, the Council adopted an amendment to the Original Redevelopment Plan by Ordinance No. 509-20 (the "**First RDP Amendment**");

and the Original Redevelopment Plan as amended by the First RDP Amendment, is hereafter referred to as the "**Redevelopment Plan**"; and

WHEREAS, Hercules LLC ("**Hercules**") is the owner, and TC NE Metro Development, Inc. ("**TC**") is the contract purchaser, of a portion of the Hercules Redevelopment Area, which comprises Section 3 of the Redevelopment Plan; and

WHEREAS, TC and Hercules requested that the Council consider certain proposed amendments to the Redevelopment Plan; and

WHEREAS, the proposed amendments to the Redevelopment Plan were presented to SERA, and SERA adopted a resolution recommending that the Council adopt the proposed amendments to the Redevelopment Plan; and

WHEREAS, the Council adopted a resolution, referring the proposed amendments to the Redevelopment Plan to the Planning Board of the Borough of Sayreville (the "**Planning Board**"); and

WHEREAS, the Planning Board has recommended adoption of the proposed amendments to the Redevelopment Plan and concluded that the Redevelopment Plan will remain consistent with the Borough of Sayreville Master Plan after adoption of the proposed amendments to the Redevelopment Plan; and

WHEREAS, upon review of the recommendations of SERA and the Planning Board, the Council has determined to adopt the proposed amendments to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Sayreville, County of Middlesex and State of New Jersey, that the Redevelopment Plan is amended as follows with deletions bracketed and identified with italicized, strikethrough text (e.g. [*deletions*]), and additions indicated by bold-face, underlined text (e.g. additions):

- I. **The Overall Concept Plan, as shown on Page 8 of the Redevelopment Plan, as amended by the First RDP Amendment, is deleted in the entirety and replaced with the Revised Overall Concept Plan, which is attached hereto as Exhibit A. All references in the Redevelopment Plan to the Overall Concept Plan shall refer to the Revised Overall Concept Plan.**
- II. **The following language within Section 2.1(B), under the headings "Section 2 & 3" and "Permitted Conditional Uses" on Page 10 of the Redevelopment Plan, shall be amended as follows:**
 1. Warehouse use shall be permitted only in Section 3, provided, [*the Hartle Street extension (Blue and Green)*] **the Red** Roadway (as shown on the **Revised** Overall Concept Plan) is complete **before the issuance of a certificate of occupancy** and the truck traffic accessing the site is directed towards Jernee Mill Road **via the Red Roadway**.
- III. **The following language within Section 2.1(E), under the "Infrastructure Phasing" Section heading on Page 15 of the Redevelopment Plan, shall be amended as follows:**

The Redevelopment Plan contemplates the construction of roadways within the redevelopment area to connect Cheesequake Road with [*Hartle Street and*] Jernee Mill Road. The construction of the roadways shall be phased and proceed on an as needed basis based on the sequencing and density of development or as otherwise required by the Redevelopment Agreement. The roadways shown in Orange, [*Blue,*] Red and Green on the **Revised** Overall Concept Plan are conceptual in nature and may be altered during site plan review process subject to approval by SERA (Sayreville Economic and Redevelopment Agency).

All of these proposed roads shall be a minimum width of 36 feet with a 60 feet ROW (right of way) width.

- IV. The heading "**Section 3 Infrastructure**" and all language therein, within Section 2.1(E) on Page 16 of the Redevelopment Plan, is hereby deleted in the entirety and replaced with the following:

Access to Section 3 shall be provided via the Orange, Green and Red Roadways as shown on the Revised Overall Concept Plan. The Red Roadway and Green Roadway are currently conceptual in nature. The final design will be determined by the designated redeveloper in conjunction with SERA, prior to Site Plan Review, if not already done in connection with the development of Section 2. The final roadway alignment is subject to approval by SERA, prior to submission to Planning Board, if not already done in connection with the development of Section 2.

If a warehouse use is proposed in Section 3, any site plan application submitted by the designated redeveloper to the Planning Board shall include the Red Roadway designed to a level of detail necessary to apply for all permits and approvals for the Red Roadway other than construction permits (and which may rely on any SERA approved design completed in connection with the development of Section 2, if any).

Any site plan approval granted by the Planning Board for a warehouse use in Section 3 shall be conditioned upon the designated redeveloper then applying for and obtaining all other necessary permits and approvals for the Red Roadway (if not already obtained in connection with the development of Section 2). The designated redeveloper of Section 3 shall not be able to obtain a building permit for any warehouse use in Section 3 until all necessary permits and approvals for the Red Roadway have been obtained. The designated redeveloper of Section 3 shall not be able to obtain a certificate of occupancy for warehouse use in Section 3 unless construction of the Red Roadway is complete and operational.

This Ordinance shall take effect immediately after final passage and publication as required by law.

INTRODUCED/APPROVED ON FIRST READING

DATED: November 25, 2024

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

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

ADOPTED ON SECOND READING

DATED: December 9, 2024

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

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

APPROVAL BY THE MAYOR ON THIS 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

Public Hearing on Ordinance #53-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #53-24.

There were no comments.

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

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

ORDINANCE #53-24
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #03-24
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027

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

	2025		2026		2027	
SALARY	Min	Min	Min	Max	Max	Max
Recreation Program Coordinator	55,329	82,410	56,961	84,841	58,528	87,174

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: November 25, 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: December 9, 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 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

Public Hearing on Ordinance #54-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #54-24.

There were no comments.

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

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

ORDINANCE #54-24
AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #40-23
FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS
AND EMPLOYEES FOR THE YEARS 2023-2027

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 #40-23 and made part hereof.

Borough of Sayreville – AFSCME Salary & Wage Schedule

2025													
Recreation Leader	1820	\$ 49,097	\$ 51,680	\$ 54,402	\$ 64,413	\$ 67,048	\$ 69,676	\$ 70,630	\$ 71,529	\$ 72,449	\$ 73,354		
2026													
Recreation Leader	1820	\$ 50,545	\$ 53,204	\$ 56,007	\$ 66,313	\$ 69,026	\$ 71,731	\$ 72,713	\$ 73,639	\$ 74,587	\$ 75,518		
2027													
Recreation Leader	1820	\$ 51,935	\$ 54,667	\$ 57,547	\$ 68,137	\$ 70,924	\$ 73,704	\$ 74,713	\$ 75,664	\$ 76,638	\$ 77,595		

2025													
Recreation Leader	1820	49,097	51,302	53,507	55,713	57,918	60,123	62,328	64,533	66,738	68,944	71,149	73,354
2026													
Recreation Leader	1820	50,545	52,816	55,086	57,356	59,626	61,897	64,167	66,437	68,707	70,977	73,248	75,518
2027													
Recreation Leader	1820	51,935	54,268	56,601	58,933	61,266	63,599	65,931	68,264	70,597	72,929	75,262	77,595

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: November 25, 2024

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

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

DECEMBER 9, 2024
REGULAR/AGENDA
MEETING

ADOPTED ON SECOND READING

DATED: December 9, 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 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

Public Hearing on Ordinance #55-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #55-24.

Those commenting were:

- Jim Robinson

Mr. Robinson thanked them for partially correcting the injustice when they limited the public's right to speak earlier in the year. He also thanked Councilmen Onuoha and Balka for being on the right side of this issue since the beginning. Mr. Robinson questioned if speakers are allowed to be called on again only by the Mayor's discretion. He also questioned if this allows zoom participation or answer questions. Mr. Robinson stated he would like the ordinance to include that.

No further comments.

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

**Roll Call: Ayes: Councilpersons Roberts, Balka, Colaci, Synarski, Zebrowski
Nays: Councilperson Onuoha**

Public Hearing on Ordinance #56-24.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #56-24.

Those commenting were:

- Anthony Inverso, Phoenix Advisors

Mr. Inverso explained the pilot.

- Jim Robinson

Mr. Robinson questioned what the plans are for the money from the sale of the property.

Mayor responded that they will work on it next year.

No further comments.

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

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

ORDINANCE #56-24

ORDINANCE OF THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT, BY AND BETWEEN THE BOROUGH AND CP MD JERNEE MILL ROAD URBAN RENEWAL, LLC, PURSUANT TO THE LONG-TERM TAX EXEMPTION LAW, N.J.S.A. 40a:20-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended from time to time (the “**Redevelopment Law**”), authorizes municipalities to determine whether certain parcels of land in a municipality constitute areas in need of redevelopment, and to adopt a redevelopment plan for such areas, pursuant to which redevelopment projects are to be undertaken; and

WHEREAS, the Redevelopment Law confers certain contract, planning and financial powers upon a redevelopment entity, as defined in *N.J.S.A. 40A:12A-3*, in order to implement redevelopment plans adopted pursuant thereto; and

WHEREAS, the Borough of Sayreville (the “**Borough**”), in the County of Middlesex, State of New Jersey, has elected to exercise these redevelopment entity powers through its redevelopment entity, the Sayreville Economic and Redevelopment Agency (“**SERA**”), as permitted under *N.J.S.A. 40A:12A-1 et seq.*; and

WHEREAS, CP MD JERNEE MILL ROAD URBAN RENEWAL, LLC (the “**Entity**”), is the redeveloper of a portion of the property known as the Jernee Mill Road Redevelopment Area, specifically Block 58, Lot 9 (f/k/a Block 56, Lots 1.01 and 2.02; Block 57.02, Lot 1; Block 57.04, Lot 1; Block 57.05, Lot 1; Block 58, Lots 6 and 7) and Block 58, Lot 2.01 (f/k/a Block 56, Lot 2.01) on the Borough’s tax maps (together, the “**Project Area**”), which is located in an area previously designated by the Borough as an “area in need of redevelopment,” as that term is defined under the Redevelopment Law; and

WHEREAS, the Entity and SERA entered into a Redevelopment Agreement dated January 26, 2023 (the “**Redevelopment Agreement**”), pursuant to which, among other things, the Entity will redevelop the Project Area; and

WHEREAS, the Redevelopment Agreement contemplates a phased development, with the first phase being the construction of a cold storage warehouse building, with a total area of approximately 253,850 square feet, and associated parking, loading bays and trailer parking stalls (the “**Project**”) on a portion of the Project Area that shall be subdivided from the remainder of the Project Area (“**Phase One Property**”); and

WHEREAS, the Entity and the Borough entered into a Purchase Agreement dated November 30, 2023 (authorized by Ordinance #29-23) (“**Purchase Agreement**”), whereby the Borough agreed to sell the Project Area for purposes of cooperating with and facilitating the redevelopment of the Project Area, including the construction of the Project on the Phase One Property by the Entity, pursuant to the terms and conditions of the Purchase Agreement; and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Entity submitted to the Mayor of the Borough (the “**Mayor**”) an application (the “**Application**”), which is on file with the Borough Clerk, seeking tax exemption in connection with the Project pursuant to the Long Term Tax Exemption Law, *N.J.S.A. 40A:20-1 et seq.* (the “**Long Term Tax Exemption Law**”), in exchange for which the Entity proposes to make payments to the Borough in lieu of taxes, all in accordance with and consistent with the Redevelopment Agreement; and

WHEREAS, the Entity also submitted to the Mayor a form of financial agreement, a copy of which is attached to the Application, establishing the rights, responsibilities and obligations of the Entity for the Project and the Phase One Property, which Financial Agreement has been revised through negotiations between the Borough and the Entity, and the form of a financial agreement acceptable to both the Borough and the Entity is attached hereto as Schedule A (the “**Financial Agreement**”); and

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WHEREAS, the Mayor submitted the Application and Financial Agreement to the Borough Council with his recommendation for approval, a copy of which recommendation is on file with the Borough Clerk; and

WHEREAS, the Borough Council has determined that the Project represents an undertaking permitted by the Long-Term Tax Exemption Law.

NOW, THEREFORE, BE IT ORDAINED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAYREVILLE, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Application and Financial Agreement are hereby approved.

Section 3. The Mayor is hereby authorized to execute the Financial Agreement substantially in the form attached hereto, subject to minor modification or revision, as deemed necessary and appropriate after consultation with counsel.

Section 4. The Clerk of the Borough is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Borough upon such document.

Section 5. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 6. This ordinance shall take effect in accordance with applicable law.

INTRODUCED/APPROVED ON FIRST READING

DATED: November 25, 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: December 9, 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 9th DAY OF DECEMBER, 2024.

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

APPROVED AS TO FORM:

/s/Mark Taylor, Borough Attorney

- **NEW BUSINESS:**
 - a) Introduction of the following ordinances: NONE

- **CONSENT AGENDA RESOLUTIONS**
Mayor O'Brien opened the meeting for any comments on Consent Agenda Resolutions.

There were no comments.

Councilwoman Roberts made a motion to close the Public Portion and adopt the Consent Agenda Resolutions. Seconded by Councilman Zebrowski.

Roll Call: Councilpersons Roberts, Balka (Abstained on item #24-06938 and #24-06992 on Resolution #2024-290), Colaci, Onuoha, Synarski, Zebrowski, all Ayes.

RESOLUTION #2024-290

WHEREAS, all bills submitted to the Borough of Sayreville covering services, work, labor and material furnished the Borough of Sayreville have been duly audited by the appropriate committee;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that all bills properly verified according to law and properly audited by the appropriate committees be and the same are hereby ordered to be paid by the appropriate Borough officials.

/s/ Kennedy O'Brien, Mayor

/s/ Daniel Balka, Councilman

/s/ Donna Roberts, Councilwoman

/s/ Michael Colaci, Councilman

/s/ Stanley Synarski, Councilman

/s/ Christian Onuoha, Councilman

/s/ John Zebrowski, Councilman

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

/s/ Mark Taylor, Borough Attorney

Bill list of December 9, 2024 in the amount of \$1,510,530.87 in a separate Bill List File for 2024 (See Appendix Bill List 2024-A for this date).

RESOLUTION #2024-291

DECLARE BLOCK 508, LOT 841 & 842 AS TAX EXEMPT AND TO CANCEL TAXES DUE FROM AUGUST 29, 2022

WHEREAS, the Tax Assessor, by way of a November 15, 2024 memorandum, has requested that the Borough Council cancel the taxes due from August 29, 2022 through **December 31, 2024 and 2025 preliminary taxes at 50%** for the property known as Block 508, Lot 841 & 842 and declare said property tax exempt at 50% as the Borough Assessor has determined that the property owner meets the criteria of N.J.S.A. 54:04-3.30(a) to merit tax exemption as a totally disabled veteran; and

WHEREAS, the Borough Council may revise and adjust past due assessments when in error and desires to act favorably with respect to the aforementioned recommendation.

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

1. That the Borough Council, for the aforementioned reasons, hereby cancels the taxes due from August 29, 2022 through December 31, 2024 **and 2025 preliminary taxes at 50%** for Block 508, Lot 841 & 842.
2. That the Borough Council hereby declares Block 508, Lot 841 & 842 tax exempt at 50% pursuant to N.J.S.A. 54:4-3.30(a) based on the proof submitted that the property owner is a totally disabled veteran.

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-292

RESOLUTION RESCINDING RESOLUTION #2024-232 FOR THE PURCHASE OF FIREARM HOLSTERS FROM ATLANTIC TACTICAL THROUGH NEW JERSEY STATE CONTRACT 17-FLEET-00787 AND AWARDING CONTRACTS FOR THE PURCHASE OF FIREARM HOLSTERS TO LAWMEN SUPPLY COMPANY OF NEW JERSEY THROUGH NEW JERSEY STATE CONTRACT 17-FLEET-00740 AND GUN SIGHTS TO WITMER PUBLIC SAFETY GROUP THROUGH NEW JERSEY STATE CONTRACT 17-FLEET-00767

WHEREAS, the Borough of Sayreville (“Borough”) previously adopted Resolution #2024-232, which awarded a contract to Atlantic Tactical, 3319 Anvil Place, Raleigh, North Carolina 27603 for the purchase of firearm holsters through New Jersey State Contract 17-FLEET-00787 at a total cost not to exceed \$72,613.15; and

WHEREAS, following the adoption of Resolution #2024-232, Atlantic Tactical has been non-responsive to the Borough regarding the contract award through New Jersey State Contract 17-FLEET-00787; and

WHEREAS, the Borough seeks to rescind Resolution #2024-232 and award a contract for the purchase of holsters to Lawmen Supply Company of New Jersey, Inc. in an amount not to exceed \$32,566.18, pursuant to New Jersey State Contract 17-FLEET-00740; and a contract for the purchase of gun sights to Witmer Public Safety Group, Inc. in an amount not to exceed \$41,982.00, pursuant to New Jersey State Contract 17-FLEET-00767.

NOW THEREFORE BE IT RESOLVED as follows:

1. The foregoing recitals are incorporated by reference as if set forth at length.
2. Resolution #2024-232 is hereby rescinded.
3. Lawmen Supply Company of New Jersey, Inc. is hereby awarded a contract for the purchase of holsters in an amount not to exceed \$32,566.18 pursuant to New Jersey State Contract 17-FLEET-00740.
4. Witmer Public Safety Group, Inc. is hereby awarded a contract for the purchase of gun sights in amount not to exceed \$41,982.00 pursuant to New Jersey State Contract 17-FLEET-00767.
5. The Mayor and/or his authorized designee is authorized to take any and all actions necessary to effectuate the purposes of this Resolution.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$74,548.18 is available in Account No. C-04-55-034-210.

BE IT FURTHER RESOLVED that this Resolution is effective immediately upon adoption.

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-293

BE IT RESOLVED that the proper Borough officials are hereby authorized to purchase one (1) John Deere 320 Backhoe from Jesco, Inc., 118 St. Nicholas Avenue, South Plainfield, NJ 07080 through Education Services Commission Co-op Contract #22/23-12 in an amount not to exceed \$162,268.70.

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$162,268.70 is available in Account No. C-06-55-038-210.

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFEID BY:

/s/ Danielle Maiorana, CFO

RESOLUTION #2024-294

BE IT RESOLVED that the proper Borough Officials are hereby authorized to purchase two (2) 2025 Ford Rangers from All American Ford of Paramus through New Jersey Cooperative Purchasing Alliance Contract 24-43 in an amount not to exceed \$82,937.00

BE IT FURTHER RESOLVED that the Chief Financial certifies that funding in the amount of \$82,937.00 is available in Account No. C-06-55-038-210.

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

FUNDS CERTIFEID BY:

/s/ Danielle Maiorana, CFO

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RESOLUTION #2024-295

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>
General Administration Salary & Wages (4-01-20-100-011)		5,000.00
General Administration Other Expense (4-01-20-100-121)		2,000.00
Municipal Clerk Salary & Wages (4-01-20-120-011)		3,000.00
Tax Collector Salary & Wages (4-01-20-145-011)		3,000.00
Police Salary & Wages (4-01-25-240-011)		125,000.00
Fire Department Other Expenses (4-01-25-265-255)		25,000.00
Recycling Salary & Wages (4-01-26-306-011)		1,000.00
Buildings and Grounds Salary & Wages (4-01-26-310-011)		5,000.00
Animal Control Services (4-01-27-340-125)		13,000.00
Recreation Other Expenses (4-28-370-121)		3,000.00
Parks Department Salary & Wages (4-01-28-375-011)		15,000.00
Office on Aging Salary & Wages (4-01-30-428-011)		3,000.00
Sewer Salary & Wages (4-01-31-455-011)		20,000.00
Municipal Court Salary & Wages (4-01-43-490-011)		9,000.00
Office on Aging Other Expenses (4-01-30-428-125)	50,000.00	
Sanitation Other Expenses (4-01-25-305-249)	50,000.00	
Group Insurance (4-01-23-220-195)	<u>132,000.00</u>	<u> </u>
	232,000.00	232,000.00

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-296

RESOLUTION CANCELLING OUTSTANDING CHECKS

WHEREAS, there exists on the records of the Borough of Sayreville checks dating back to 2021 and 2022; and

WHEREAS, the independent auditors recommend these checks be cancelled and the monies be returned to the originating accounts.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Sayreville, County of Middlesex, New Jersey that the attached list of outstanding checks are hereby cancelled; and

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Chief Financial Officer.

Current Account # 103004

72000	9/30/2020	25.99
72232	10/27/2020	5,619.00
80859	1/4/2023	300.00
81760	3/14/2023	719.01
81798	3/28/2023	214.87
82089	4/25/2023	147.91
82189	4/26/2023	227.52
82461	5/23/2023	1,386.58
82760	6/20/2023	300.00
82876	6/20/2023	525.00
83151	7/18/2023	4,109.80
83299	8/22/2023	30,537.00
83713	9/12/2023	175.00
83886	9/27/2023	985.37
83886	9/27/2023	106.03
83889	9/27/2023	75.00
84046	10/11/2023	25.92
84245	10/24/2023	5,735.73
84312	11/14/2023	780.00
84518	11/28/2023	1,250.16
84518	11/28/2023	1,620.02
84518	11/28/2023	13,977.88
84518	11/28/2023	1,237.44
84660	11/30/2023	2,000.00
84728	12/12/2023	1,732.44
84728	12/12/2023	667.80
84728	12/12/2023	731.94
Total		\$75,421.61

Payroll Account # 179701

20043	12/31/2023	208.20
Total		\$208.20

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Payroll Deduction Account # 179728

1810	12/31/2021	43.87
3264	8/31/2021	8,910.00
3431	7/14/2022	1,881.51
3432	7/15/2022	1,979.16
3472	10/31/2022	222.48
Total		\$1,3037.02

Municipal Clerks Account # 182303

2642	6/26/2023	24.99
2645	6/26/2023	24.99
2688	11/13/2023	24.99
2689	11/13/2023	37.50
2690	11/13/2023	8.33
2691	11/13/2023	24.99
2832	12/7/2023	24.99
2842	12/7/2023	12.50
Total		\$183.28

/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/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-297

WHEREAS, Borough Engineer David J. Samuel has recommended that certain increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 3:

- Project: 2021 Roadway Paving and Reconstruction – Phase III Project
- Contractor: Z Brothers Concrete Contractors, Inc.
304 Jernee Mill Road
Sayreville, NJ 08872
- Net Decrease: \$29,747.76
- Reason: Adjustment of original contract to reflect actual quantities installed and work performed.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the recommendation and approval of said Borough Engineer referred to above and in said Change Order be and the same is hereby accepted and approved:
2. That the Governing Body determines that said charges are proper and essential and that same be paid upon the submission of properly approved borough voucher.

/s/ Michael Colaci, Councilman
(Public Works Committee)

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

/s/ Mark Taylor, Borough Attorney

ATTEST:

BOROUGH OF SAYREVILLE

/s/ Jessica Morelos, RMC
Municipal Clerk

/s/ Kennedy O'Brien, Mayor
Mayor

RESOLUTION #2024-298

**ACCEPTING FINAL WORK
AND AUTHORIZING FINAL PAYMENT
UPON EXPIRATION OF STATUTORY PERIOD**

WHEREAS, the following named contractor has completed the following work as indicated on the project hereafter referred to, which work is apparently in accordance with the plans, specifications and contract documents:

- Project: 2021 Roadway Paving and Reconstruction – Phase III Project
- Contractor: Z Brothers Concrete Contractors, Inc.
304 Jernee Mill Road
Sayreville, NJ 08872
- Balance Due \$4,660.99

WHEREAS, the Borough Engineer has fully issued a certificate certifying to the completion of the work and recommending payment in accordance with the terms thereof; and

WHEREAS, the Standing Committee of the Governing Body under whose jurisdiction this work falls has likewise inspected said work and has determined that it has been completed in apparent conformity with the plans and specifications; and

WHEREAS, the Statutes of New Jersey pertaining to the enforcement of mechanic's and materialmen's liens on municipal projects provide that notice thereof may be filed at any time within 45 days of the final acceptance of said work;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED:

1. That the project described in the preamble hereof is hereby accepted and approved with the proviso that such action is not to be construed as a waiver of any violation of the terms of said plans, specifications and contract documents if such violation should later appear.
2. That the Borough Clerk is authorized to insert a brief notice in a daily newspaper circulating in Middlesex County once a week for two consecutive weeks giving public notice of the final acceptance of said work so that any potential lien claimants may have notice thereof.
3. That upon expiration of the 45 days from the date hereof, the proper municipal officials be and they are hereby authorized and directed to execute and deliver a check to the said contractor covering the amount due him, less any retained percentage authorized by the contract documents.

➤ **WATER & SEWER/ENVIRONMENTAL – Councilman Roberts**

- 1) Commented on the annual Pearl Harbor ceremony.
- 2) New paved parking lot by community garden.
- 3) Thanked Congressman Pallone for the \$1.57 million for the Weber Avenue project.
- 4) Survey is out for Bailey's Park.
- 5) Lead pipe identification is underway.
- 6) Lead paint inspection contract was approved.
- 7) Commented on holiday events in Sayreville.
- 8) Welcomed Danielle to her new position.
- 9) Congratulated Stash and Mary on the election win.

➤ **MAYOR – Kennedy O'Brien**

- 1) Thanked Maria Rittenhouse for her service to the Commission on Aging and Sue Paul as Library Board of Trustee for 40 years.
- 2) Thanked Rich Kosmoski for celebrating 50 years as a volunteer fireman.
- 3) Commented on the holiday parade and thanked all the volunteers.
- 4) Wished everyone a Merry Christmas and Happy New Year.

● **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance

- Planning & Zoning

- Public Safety

- 1) Request to travel received from the following:
 - a) Morgan Hose & Chemical Co. No. 1 to attend a fundraiser for the Raine Foundation from December 17-18, 2024 in Middletown, NJ.

- Approved.

- Public Works

- Recreation

- Water & Sewer/Environmental

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to appoint Christina Capasso as Public Safety Telecommunicator in the Police Department, effective January 1, 2025.

- Approved.

- 2) Authorization to promote Mark DeGuzman to Sergeant in the Police Department, retroactive to December 1, 2024.

- Approved.

- 3) Authorization to promote Laura Krzykowski and Carol Womack to Records Support Tech 3 in the Police Department, retroactive to May 1, 2023 (desk audit).

- Approved.

- 4) Authorization to appoint Sean Jaeckel and Leslie Polanco from Clerk 1 – Part-time to Clerk 1 – Full-time in the Police Department, effective January 1, 2025.

- Approved.

- 5) Authorization to appoint Stephen Golembeski as a Mechanic in the Department of Public Works, effective January 1, 2025.

- Approved.

DECEMBER 9, 2024 REGULAR/AGENDA MEETING	
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6) Authorization to appoint Henderson Mautes as Police Officer in the Police Department, effective December 16, 2024 pending the completion of all pre-employment requirements.

- Approved.

- **C.F.O. – Danielle Maiorana**
- **BOROUGH ENGINEER -Jay Cornell**
- **BOROUGH ATTORNEY – Matthew Moench**

- **PUBLIC PORTION**

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

Those commenting were:

- Frank Terzino, 32 Canal Street
Mr. Terzino thanked Christian for his service. He recommended that November be veterans appreciation month.
Mayor responded that they checked with the veterans and that they are satisfied with what they have. He recommended that he reach out to the Veteran's Alliance.
Mr. Terzino stated that he looks forward to working with them in 2025. He wished everyone a Merry Christmas and Happy New Year.

- Arthur Rittenhouse, 33 Delikat Lane
Mr. Rittenhouse thanked Christian for his service. He hopes for a better 2025 and haven't heard anything from the Council about the old firehouse.

- Jim Robinson
Mr. Robinson thanked them for the touching presentation for Councilman Onuoha. He commented on Christian's tenure as Councilman. Mr. Robinson wished everyone a Merry Christmas and Happy Holidays.

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

Roll Call: Voice Vote, all Ayes.

- **ADJOURNMENT**

No further business Councilwoman Roberts made a motion to adjourn. Seconded by Councilman Synarski.

Roll Call: Voice Vote, all Ayes.

Time 7:41 P.M.

Jessica Morelos, RMC
Municipal Clerk

Date Approved: _____