

**FEBRUARY 24, 2025  
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 February 24, 2025 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, Novak, Roberts, Synarski, Zebrowski

Absent: None

Others Present: Mayor Kennedy O'Brien  
Glenn Skarzynski, Business Administrator  
Jessica Morelos, Municipal Clerk  
Joseph Sordillo, 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:**

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

☞ February 10, 2025 - Regular/Agenda Session

Seconded by Councilwoman Novak.

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

- **PROCLAMATION & PRESENTATIONS**

- **Certificate of Recognition – Fire Captain Nick Luciano – President Park Fire**  
Mayor presented the Certificate of Recognition to Nick Luciano for his quick thinking and bravery on January 30, 2025 as he responded to a multiple structure fire in an adjacent town.

Council President Roberts moved the following appointments:

**CULTURAL ARTS**

1 Yr. Member Sharon Rodas

**RECREATION ADVISORY BOARD**

3 Yr. Member Robin Golembeski

**SUSTAINABLE SAYREVILLE COMMISSION**

2 Yr. Member Meadow Magnani

2 Yr. Member Erin Wern

2 Yr. Student Rep. Gianna Waranowicz

Seconded by Councilman Synarski.

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

- **OLD BUSINESS:**

b) Public Hearing on the following Ordinances:

Borough Clerk Morelos read the heading for the following ordinances listed for Public Hearing:

Public Hearing on Ordinance #06-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #06-25.

There were no comments.

**Councilman Colaci 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 Colaci, Balka, Novak, Roberts, Synarski, Zebrowski, all Ayes.**

**ORDINANCE #06-25**

**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX  
ORDINANCE AUTHORIZING TITLE 39 MOTOR VEHICLE  
ENFORCEMENT UPON THE PRIVATE ROADWAYS  
THROUGHOUT THE ROCVILLE RESIDENTIAL DEVELOPMENT**

**WHEREAS**, Rocville, LLC (“Rocville”), is the developer of the properties identified as Block 297, Lot 1; Block 332, Lots 1-4; and Block 333, Lot 1 (the “Property”) for the development of residential townhouses, which includes the construction of private roadways contained therein; and

**WHEREAS**, by letter dated January 24, 2025, Rocville submitted a written request to the Borough of Sayreville pursuant to N.J.S.A. 39:5A-1 requesting that the provisions of Title 39 of the New Jersey Revised Statutes be made applicable to the following three (3) private roadways located within the residential development: Coddington Oval, Dehnz Avenue, and Denarski Drive, as identified on the Internal Roadway Highlighted Map, dated January 27, 2025, prepared by Langan Engineering and Environmental Services, Inc. (the “Map”), which Map is attached hereto and made a part hereof (collectively the “Request”); and

**WHEREAS**, the Request has been reviewed by the Township officials and professionals with regard to traffic safety, and have no objection to the request in order to regulate traffic from the property; and

**WHEREAS**, the Mayor and Borough Council finds it to be in the best interest of the Borough to authorize the application of the provisions of Title 39 to the private roadways within the Property pursuant to N.J.S.A. 39:5A-1.

**BE IT ORDAINED** by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that it hereby establishes new Section 7-30F of the Code of the Borough of Sayreville, to be entitled “Application of Title 39 to Rocville Residential Development” as follows: [New language in **bold and underlined** and deleted language in ~~double strikethrough~~.]

**SECTION ONE.** Part III entitled “Traffic Regulations on Semi-Public or Private Streets or Parking Areas” of Chapter VII entitled “Traffic” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows to create new Section 7-

30F to be entitled “Application of Title 39 to Rocville Residential Development” to read as follows: [New language in **bold and underlined** and deleted language in ~~double-strikethrough~~.]

**CHAPTER VII - TRAFFIC**

**PART III – TRAFFICE REGULATIONS ON SEMI-PUBLIC OR PRIVATE STREETS OR PARKING AREAS**

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**7-30F APPLICATION OF TITLE 39 TO ROCVILLE RESIDENTIAL DEVELOPMENT**

**a. Lido Panfili, Sr., Executive Vice President of Rocville, LLC (“Rocville”), the developer of the properties identified as Block 297, Lot 1; Block 332, Lots 1-4; and Block 333, Lot 1, for the development of residential townhouses, which includes the construction of private roadways contained therein, filed a written request with the Borough of Sayreville that the provisions of Subtitle 1 of Title 39 of the revised statutes of New Jersey be made applicable to the semi-public roads, streets, driveways and parking lots within the residential development, with the following regulations shall be enforceable:**

**1. General Parking:**

- A. All vehicles must park in designated areas and between the lines provided.**
- B. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:**

| <u>Name of Street</u>   | <u>Sides</u> | <u>Hours</u> | <u>Location</u>      |
|---|--------------|--------------|----------------------|
| <u>All Roads unless otherwise identified in Paragraph D below</u> | <u>Both</u>  | <u>All</u>   | <u>Entire Length</u> |

- C. Handicapped Parking:**  
**All stalls shall be 12-foot wide as shown on the approved site plan (a copy of which shall be attached hereto and by reference is made a part hereof) and signed with the R7-8 and R7-8P (Reserved Parking Sign and Penalty Plate), in the designated parking areas for persons who have been issued Handicapped Parking Permits as authorized by the Division of Motor Vehicles.**
- D. Parking shall be permitted in designated parking spots and parking areas specifically identified as such located along the roadways.**

**2. Through Streets:**

- A. Through Streets. The following streets or parts of streets are hereby designated as Through Streets. Stop signs shall be installed on the near right side of each street intersecting the Through Street:**

| <u>Name of Street</u>  | <u>Limits</u>        |
|------------------------|----------------------|
| <u>Coddington Oval</u> | <u>Entire Length</u> |
| <u>Dehinz Avenue</u>   | <u>Entire Length</u> |
| <u>Denarski Drive</u>  | <u>Entire Length</u> |

**3. Speed Limits:**

**A. The speed limit for both directions of travel on the following roadways are:**

| <u>Name of Street</u>  | <u>M.P.H.</u> | <u>Limits</u>        |
|------------------------|---------------|----------------------|
| <u>Coddington Oval</u> | <u>25</u>     | <u>Entire Length</u> |
| <u>Dehnz Avenue</u>    | <u>25</u>     | <u>Entire Length</u> |
| <u>Denarski Drive</u>  | <u>25</u>     | <u>Entire Length</u> |

**B. Regulatory and warning signs shall be erected and maintained to effect the above designated speed limits as authorized by the Department of Transportation.**

**4. Tow Away Zones. Any vehicle parked or standing as to obstruct or impede a normal flow of traffic, block entrances or exit ways, loading zones, oil fills, any grassy area, pedestrian walkway, or which presents in any way a safety or traffic hazard, may be removed by towing the vehicle at the owner's expense.**

**SECTION TWO. Severability Clause.**

If any article, 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 THREE. 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 FOUR. Effective Date.**

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

**INTRODUCED/APPROVED ON FIRST READING**

DATED: February 10, 2025

\_\_\_\_\_  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

\_\_\_\_\_  
Michael Colaci, Councilman  
(Public Safety Committee)

**ADOPTED ON SECOND READING**

DATED: February 24, 2025

\_\_\_\_\_  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

\_\_\_\_\_  
Michael Colaci, Councilman  
(Public Safety Committee)

**APPROVAL BY THE MAYOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

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

APPROVED AS TO FORM:

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

Public Hearing on Ordinance #07-25.

Mayor O'Brien opened the meeting to the public for comments on Ordinance #07-25.

There were no comments.

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

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

**ORDINANCE #07-25**  
**BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX**  
**ORDINANCE AMENDING AND UPDATING THE FEES FOR THE**  
**BOROUGH COMMUNITY GARDEN**

**BE IT ORDAINED** by the Council of the Borough of Sayreville, County of Middlesex, State of New Jersey, that the Code of the Borough of Sayreville, is hereinafter supplemented and amended as follows:

**SECTION ONE.** Subsection 2-32.5 entitled “Sayreville Community Garden” of Section 2-32 entitled “Environmental Commission” of Chapter II entitled “Administration” of the Sayreville Borough Code of Ordinances is hereby supplemented and amended to read as follows: [New language in **bold and underlined** and deleted language in ~~double strikethrough.~~]

**CHAPTER II - ADMINSTRTION**

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**2-32 – ENVIRONMENTAL COMMISSION**

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**2-32.5 SAYREVILLE COMMUNITY GARDEN**

- a. Preamble. The Sayreville Community Garden is hereby established for the support of recreational community gardens for residents to grow their own produce through best gardening practices. Benefits include the preservation of green space as residents work collaboratively and share information in gardening techniques. In addition, the Sayreville Community Garden will provide an educational forum for members to expand horticultural knowledge by way of cross-cultural and intergenerational connections as well as foster pride in a community-wide organization.
  
- b. Fees. Gardeners allotted a plot in the Community Garden will pay a fee as **established by the Environmental Commission annually with the range of \$30-\$150** ~~defined and set forth in the by-laws of the Sayreville Community Garden~~ to offset the cost of operations of the Community Garden. Any fees established herein is subject to approval of the Borough Council.

**SECTION TWO. Severability Clause.**

If any article, 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 THREE. 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 FOUR. Effective Date.**

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

**FEBRUARY 24, 2025  
REGULAR/AGENDA  
MEETING**

**INTRODUCED/APPROVED ON FIRST READING**

DATED: February 10, 2025

\_\_\_\_\_  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

\_\_\_\_\_  
Stanley Synarski, Councilman  
(Water/Sewer & Environmental Committee)

**ADOPTED ON SECOND READING**

DATED: February 24, 2025

\_\_\_\_\_  
Jessica Morelos, R.M.C.  
Clerk of the Borough of Sayreville

\_\_\_\_\_  
Stanley Synarski, Councilman  
(Water/Sewer & Environmental Committee)

**APPROVAL BY THE MAYOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

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

APPROVED AS TO FORM:

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

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

**ORDINANCE #08-25**  
**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #40-23**  
**FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS**  
**AND EMPLOYEES FOR THE YEARS 2025-2027**  
**(Admin. & Finance Committee- Co. Balka - Public Hearing 3-10-25)**

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 10, 2025. Motion was seconded by Councilwoman Roberts.

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

**ORDINANCE #09-25**  
**AN ORDINANCE SUPPLEMENTING AND AMENDING ORDINANCE #03-24**  
**FIXING THE SALARIES OF CERTAIN BOROUGH OFFICIALS, OFFICERS**  
**AND EMPLOYEES FOR THE YEARS 2025-2027**  
**(Admin. & Finance Committee- Co. Balka - Public Hearing 3-10-25)**

Councilman Balka moved the Ordinance be approved on first reading, advertised according to law and a Public Hearing be scheduled for March 10, 2025. Motion was seconded by Councilwoman Roberts.

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

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

Those commenting were:

- Jim Robinson  
Mr. Robinson commented on Resolution #2025-69. He questioned on Resolution #2025-67 if this was for Bailey Park and not Kennedy Park. Business Administrator Skarzynski responded that it is for the widening of the walkways in Kennedy Park.

Mr. Robinson questioned where the money was coming from for the matching grant.

CFO Maiorana responded it will be in the capital plan this year. He commented that the Borough is willing to spend \$650,000 to widen the sidewalks but we can't buy 40 acres adjacent to Kennedy Park for less.

No further comments.

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

Roll Call: Councilpersons Roberts, Balka (Abstained on items #25-00850 on Resolution #2025-62), Colaci, Novak, Synarski, Zebrowski, all Ayes.

**RESOLUTION #2025-62**

**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/ Mary J. Novak, Councilwoman

/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/ Joseph Sordillo, Borough Attorney

**Bill list of February 24, 2025 in the amount of \$ \_\_\_\_\_ in a separate Bill List File for 2025 (See Appendix Bill List 2025-A for this date).**

**RESOLUTION #2025-63**

**RESOLUTION TO SUPPORT PUBLISHING LEGAL NOTICES ON OFFICIAL GOVERNMENT WEBSITES**

**WHEREAS**, the sunset provision of March 1, 2025 imposed under P.L. 2024 c. 106 is fast approaching in what was a temporary solution that allowed local governments to comply with the public notice requirements under the law in time for annual reorganization meetings in January; and,

**WHEREAS**, local government officials serve as the stewards of property taxpayer dollars and should no longer be required to subsidize the newspaper industry with revenues collected from publishing legal in the press; and,

**WHEREAS**, long before NJ Advanced Media's announcement that it was terminating daily print publications in January of 2025, local government officials found it increasingly difficult to comply with the public notice requirements under the law as the medias has become almost exclusively digitized and struggled to retain staff, resources, and publications; and,





**FEBRUARY 24, 2025  
REGULAR/AGENDA  
MEETING**

increases and decreases be included in the following described project as will more fully appear by Closeout Contract Change Order No. 1:

- Project: 2022 Roadway Paving and Reconstruction Project – Phase II
- Contractor: Lancha Construction Corp.  
3090 Englishtown Road  
Jamesburg, NJ 08831
- Net Decrease: \$147,654.25
- 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/ Mary J. Novak, Councilwoman  
(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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Kennedy O’Brien  
Mayor

**RESOLUTION #2025-66  
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: 2022 Roadway Paving and Reconstruction Project – Phase II
- Contractor: Lancha Construction Corp.  
3090 Englishtown Road  
Jamesburg, NJ 08831
- Balance Due \$15,260.33

**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



1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as Kennedy Park Trail Improvements, and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$325,000, *and*;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

/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/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Kennedy O'Brien  
Mayor

**RESOLUTION #2025-68**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING TO THE PLANNING BOARD VARIOUS PROPERTIES WITHIN THE BOROUGH FOR STUDY AS AREAS IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment"; and

**WHEREAS**, on November 14, 2024, the Sayreville Economic Redevelopment Agency adopted an amended Resolution requesting the Borough of Sayreville to explore whether the following properties may be an appropriate area for consideration for the program of redevelopment:

16 properties identified as Block 246, Lots 1, 1.02, 1.04, 1.05, 1.06, 1.07, 1.08, 2.02, 2.04, 2.11; Block 247, 1.03; Block 247.02, Lots 1.01 and 1.03; and, Block 251, Lots 1.01, 2.01 and 2.02; all located on either side of North and South Crossman Road, inclusive of any and all streets, paper streets, private drives and right of ways ("Study Area #1") and as shown on a Map of Study Area #1 attached hereto as Exhibit A.

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the governing body making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condensation Redevelopment Area, the governing body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

|   |  |
|---|--|
| <b>FEBRUARY 24, 2025<br/>REGULAR/AGENDA<br/>MEETING</b> |  |
|---|--|

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sayreville, in the 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 Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and
3. The Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation; and
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and
5. This Resolution shall take effect immediately.

/s/ John Zebrowski, Councilman  
(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.

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:** **BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Kennedy O'Brien  
Mayor

**RESOLUTION #2025-69**

**A RESOLUTION OF THE BOROUGH OF SAYREVILLE REFERRING TO THE PLANNING BOARD THE FORMER JCP&L POWER PLAN SITE AND ADJACENT PARCELS WITHIN THE BOROUGH FOR STUDY AS AREAS IN NEED OF REDEVELOPMENT**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute "areas in need of redevelopment"; and

**WHEREAS**, on January 9, 2025, the Sayreville Economic Redevelopment Agency adopted a Resolution requesting the Borough of Sayreville to explore whether the following properties may be an appropriate area for consideration for the program of redevelopment:

Former JCP&L Power Plant site identified as Block 174, Lot 1.01 (formerly Block 174, Lot 1) and the following additional blocks & lots: Block 174, Lot 1.02 and Block 176, Lot 2.06, inclusive of any and all streets, paper streets, private drives and right of ways ("Study Area") and as shown on a Map of Study Area attached hereto as Exhibit A; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-6, prior to the governing body making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condensation Redevelopment Area, the governing body must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Borough Council wishes to direct the Borough Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Sayreville, in the 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 Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and
3. The Planning Board shall submit its findings and recommendations to the Borough Council in the form of a Resolution with supportive documentation; and
4. The Borough Clerk is hereby directed to forward a certified copy of this Resolution to the Borough Planning Board and Planning Board Secretary; and
5. This Resolution shall take effect immediately.

/s/ John Zebrowski, Councilman  
(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.

/s/ Joseph Sordillo, Borough Attorney

**ATTEST:**

**BOROUGH OF SAYREVILLE**

/s/ Jessica Morelos, RMC  
Municipal Clerk

/s/ Kennedy O'Brien  
Mayor

**RESOLUTION #2025-70**

Governor's Council on Substance Use Disorder  
Fiscal Grant Cycle October 2020-June 2026

**WHEREAS**, the Governor's Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

**WHEREAS**, The Borough Council of the Borough of Sayreville, County of Middlesex State of New Jersey recognizes that substance use disorder is a serious



- **MAYOR & COUNCIL REPORTS**

- **ADMINISTRATIVE & FINANCE – Councilman Balka**

- 1) Busy on the budget.

- **PLANNING & ZONING – Councilman Zebrowski**

- 1) United Way began providing free income tax preparation for seniors.
- 2) Board of Adjustment will hold a meeting on Wednesday.
- 3) No date for the mosque hearing as of yet.
- 4) Fire Department and First Aid Squads always need volunteers.

- **PUBLIC SAFETY – Councilman Colaci**

- 1) OEM has received 12 level one trauma kits which have been distributed to each school.
- 2) Still working on tractor trailer parking on Kennedy Drive and Bordentown Avenue.
- 3) Patrol Division is maintaining high visibility patrols during early morning hours to deter criminal activity.

- **PUBLIC WORKS – Councilwoman Novak**

- 1) Thanked the Public Works Dept. for a great job with the last storm.
- 2) She stated that when Kennedy Drive was built that you weren't allowed to make a left turn and the sign isn't there anymore.
- 3) Commented on JCP&L issues.
- 4) Requested zoom participation.
- 5) Commented on an email being blocked.  
Business Administrator Skarzynski responded that it was sorted out by the AI as part of the email system.

- **WATER & SEWER/ENVIRONMENTAL – Councilman Synarski**

- 1) Water Department produced 150 million gallons of potable water in January.
- 2) Sewer Department is doing a lot of maintenance underground utilities.

- **RECREATION – Councilwoman Roberts**

- 1) Indoor mini golf will be held this week.
- 2) Working on a master event list for the Borough.

- **MAYOR – Kennedy O'Brien**

- **GENERAL DISCUSSION AGENDA ITEMS**

- Admin. & Finance**

- 1) Authorization for the Tax Collector to refund taxes and cancel all subsequently billed taxes due to 100% Disabled Veteran Tax Exemption for the following:
  - a) 7 Virginia St., Block 192, Lot 10 in the amount of \$1,187.48.

- Resolution.

- 2) Application for **Place to Place Transfer received from Marullo 2, LLC** owner of PRCL # 1219-33-018-009 which is a Pocket License and place it 1 Haag St., Sayreville, NJ.

- Resolution.

- Planning & Zoning**

- Public Safety**

- Public Works**

**FEBRUARY 24, 2025  
REGULAR/AGENDA  
MEETING**

**- Recreation**

- 1) Application for Special Event received from the following:
  - a) Dwarkadhis Temple to conduct Religious Services and Events on March 14 and March 15, 2025. Events will take place on their property located at 717 Washington Road, Parlin.
  - b) Masjid Sadar & Community Center to hold a prayer service on March 30, 2025 and June 7, 2025 at Kennedy Park from 7:00am-2:00pm.

- Resolution

**- Water & Sewer/Environmental**

➤ **Business Administrator – Glenn Skarzynski**

- 1) Authorization to appoint Richard Headden as Management Specialist in the Finance Department, effective April 1, 2025.

- Approved.

- 2) Authorization to appoint Jenna Huff as Clerk 1 in the Water & Sewer Department, effective March 1, 2025.

- Approved.

➤ **C.F.O. – Danielle Maiorana**

- 1) Budget Transfer Resolution.

- Resolution.

➤ **BOROUGH ENGINEER -Jay Cornell**

- 1) 2020 Roadway Paving and Reconstruction Project – Phase III – Closeout of Contract and Change Order (Report Attached).

- Resolution.

➤ **BOROUGH ATTORNEY – Joseph Sordillo**

• **PUBLIC PORTION**

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

Those commenting were:

- Ken Olchaskey

Mr. Olchaskey commented on the remarks that the Mayor made about him. He then spoke about the Mayor.

- Bob Duffy, 111 Merritt Avenue

Mr. Duffy stated that the left turn out of Kennedy Drive was approved by the Planning Board back in 2001.

- Anthony Sposato

Mr. Sposato commented on the email that was blocked. He commented on the Mayor. Mr. Sposato commented on the democratic organization and zoom participation.

- Jim Robinson

Mr. Robinson commented on the no left turn out of Kennedy Drive. He commented on the Mayor doing his report after the public portion. Mr. Robinson commented on his email being blocked and the school board litigation. He commented on the council not receiving the appraisal for the 40 acres near Kennedy Park.

No further comments.



**Councilwoman Roberts made a motion to close the Public Portion. Seconded by Councilwoman Novak.**

Roll Call: Voice Vote, all Ayes.

Mayor stated that the count on zoom for tonight was 10 and four of them being employees and on YouTube the highest count was 16. Mayor stated there is a tremendous amount of misinformation being spread. He stated that the Borough sent communication to Mr. Mocco about the 40 acres and he responded that he had no desire to sell it. Mayor commented on the blocked email. He suggested that those questioning the bus depot take their suggestions to the Board of Education because they are the ones that sued the Borough. Mayor stated that they can take their accusations about him right to the prosecutor. He stated that there were over 6,000 unread emails when he took office. He stated that the Borough has over 300 employees and they are there Monday thru Friday to provide service. Mayor stated when he was running that residents asked him to figure out a way to shorten the public portion.

Councilman Synarski stated that he is new to politics and he answers a lot of questions daily or directs them to the right person. He stated that he does use the Mayor's aids and they are very helpful in solving the problems.

- **ADJOURNMENT**

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

Roll Call: Voice Vote, all Ayes.

Time 8:01 P.M.

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

Date Approved: \_\_\_\_\_