

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BAYSH015	Bayshore Single Stream Solutio	21-01406	03/15/21	commingled - recycling center	Open	66.74	0.00		
BENEC005	BENECARD SERVICES, INC.	21-01160	03/04/21	RX COVERAGE - D. PIEKARSKI	Open	6,638.52	0.00		
BERNS005	BERNSTEIN OFFICE MACHINE	21-01212	03/08/21	ANNUAL TYPEWRITER MAINTENANCE	Open	930.00	0.00		
BRICK010	BRICK TOWNSHIP MUA	21-00451	01/26/21	Coliforms - 2/2, 2/9, 2/16	Open	750.00	0.00		
		21-00452	01/26/21	Orthophosphate - 2/2, 2/16	Open	20.00	0.00		
		21-00453	01/26/21	10 WQP Samples - Ortho/ALK	Open	200.00	0.00		
		21-00454	01/26/21	Toc's and ALK	Open	60.00	0.00		
						<u>1,030.00</u>			
BWCON005	B & W CONSTRUCTION	21-00041	01/05/21	2021 Repair Contract	Open	78,652.89	0.00		B
		21-01028	02/25/21	SNOW PLOWING 2/7/2021	Open	4,240.00	0.00		
		21-01117	03/02/21	SNOW PLOWING 1/31-2/1 & 2/2	Open	32,670.00	0.00		
		21-01181	03/05/21	SNOW PLOWING 2/18/21 STORM	Open	5,400.00	0.00		
						<u>120,962.89</u>			
CAMER010	CAMERATO CONTRACTING, INC.	20-06238	11/03/20	Snow Removal X walks, Bus Stops	Open	8,740.00	0.00		B
CANON015	CANON SOLUTIONS AMERICA	21-01128	03/02/21	monthly maintenance	Open	115.06	0.00		
		21-01360	03/12/21	Copier Maintenance	Open	91.76	0.00		
						<u>206.82</u>			
CARME005	CARMEUSE LIME INC	21-00387	01/21/21	21 Tons of Hydrate	Open	3,770.23	0.00		B
CEIAN005	CEI Anthracite, Inc.	20-05630	10/16/20	Sandfloat Anthracite	Open	4,400.00	0.00		
CENTR030	CENTRAL JERSEY SECURITY	21-01284	03/09/21	QRTLY CENTRAL STA. MONITORING	Open	1,198.65	0.00		
CHEMS005	CHEMSEARCH	21-00820	02/17/21	OIL	Open	225.50	0.00		
CJHIF	CENTRAL JERSEY HEALTH INSURANC	21-01157	03/04/21	MEDICAL INSURANCE - MARCH 2021	Open	480,375.00	0.00		
CLEAN005	CLEAN AIR COMPANY	21-00273	01/15/21	PLYMO-VENT @ ENGINE COMPANY	Open	929.98	0.00		
CMAUT005	C & M AUTO PARTS, INC	21-00493	01/28/21	air door act	Open	33.98	0.00		
		21-00625	02/04/21	e g r valve for 305	Open	153.03	0.00		
		21-00770	02/12/21	BRAKES FOR 622	Open	60.41	0.00		

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CMAUT005	C & M AUTO PARTS, INC	Continued				
21-01163	03/04/21	wheel bearings car 111	Open	239.67	0.00	
				487.09		
CMEAS005	CME ASSOCIATES, LLP					
19-00558	10/10/19	plans/specs-tennent brook main	Open	180.00	0.00	B
19-00968	10/23/19	Main Street Bypass	Open	360.00	0.00	B
19-00985	10/24/19	2018 Roadway Contract Admin	Open	7,574.50	0.00	B
19-00993	10/24/19	Pulaski Tank Contract/Admin	Open	432.50	0.00	B
19-01019	10/24/19	UST REMEDIAL ACTION PLAN	Open	9,924.75	0.00	B
19-01145	10/28/19	ENGINEERING - WELLFIELD REDEV	Open	5,352.00	0.00	B
19-01645	11/07/19	ENGINEERING - 2019 ROADWAYS	Open	3,363.00	0.00	B
19-02123	12/02/19	Church St. - Engineering	Open	180.00	0.00	B
20-00998	02/11/20	Engineering - Ernston Rd. Imp	Open	360.00	0.00	B
20-04929	09/14/20	Emergency Response Plan Water	Open	360.00	0.00	B
20-05583	10/14/20	Engineering 2020 Roadway	Open	10,647.50	0.00	B
20-06178	11/02/20	Heruculose Village Engineering	Open	916.00	0.00	B
21-00901	02/22/21	Plans/Specs 2021 wellfeild Red	Open	888.00	0.00	B
21-01316	03/11/21	SOLAR LANDSCAPE LLC SITE PLAN	Open	180.00	0.00	
21-01317	03/11/21	THE PLACE@SAYREVILLE LLC SITE	Open	5,322.00	0.00	
21-01318	03/11/21	THE PLACE@SAYREVILLE SITE	Open	12,657.50	0.00	
21-01373	03/12/21	CAMELOT @ ERNSTON ROAD	Open	706.00	0.00	
21-01374	03/12/21	BORDENTOWN PARK LLC	Open	1,052.00	0.00	
21-01375	03/12/21	BEDELL LLC SITE PLAN	Open	526.00	0.00	
21-01376	03/12/21	BANASIK MINOR SUBDIVISION	Open	560.00	0.00	
21-01377	03/12/21	AMS ACQ. GILLETTE TOWERS LLC	Open	180.00	0.00	
21-01386	03/15/21	ZONING BOARD MEETINGS	Open	180.00	0.00	
21-01387	03/15/21	PARLIN SEC I URBAN RENEWAL LLC	Open	1,788.00	0.00	
21-01388	03/15/21	GOLDEN AGE DEVELOPMENT GROUP	Open	1,326.00	0.00	
21-01389	03/15/21	NATIONAL LEAD STOCKPILE PLAN C	Open	360.00	0.00	
21-01390	03/15/21	RIVERTON VILLAGE PHASE I	Open	14,284.50	0.00	
21-01391	03/15/21	SAYREVILLE SHOPPING PLAZA	Open	180.00	0.00	
21-01392	03/15/21	THE PLACE@SAYREVILLE LLC SITE	Open	9,594.00	0.00	
21-01393	03/15/21	GOV BODY/MISC STUDIES	Open	1,402.00	0.00	
21-01394	03/15/21	MISC DRAINAGE COMPLAINTS	Open	176.00	0.00	
21-01395	03/15/21	INSP/STAKE/CURBS/SIDEWALKS	Open	176.00	0.00	
21-01396	03/15/21	2017 RDWY PAVING/RECONSTRUCTIO	Open	180.00	0.00	
21-01413	03/16/21	SAYREVILLE POWER LLC SITE PLAN	Open	360.00	0.00	
21-01415	03/16/21	SAYREVILLE POWER LLC SITE PLAN	Open	1,968.00	0.00	
21-01416	03/16/21	LA MER SECTION 6	Open	576.00	0.00	
21-01418	03/16/21	LA MER SECTION 6	Open	476.00	0.00	
21-01419	03/16/21	LA MER SECTION 6	Open	418.00	0.00	
21-01420	03/16/21	LAMER SECTION 6	Open	1,870.00	0.00	
21-01421	03/16/21	CAMELOT @ MAIN STREET	Open	476.00	0.00	
21-01422	03/16/21	CAMELOT @ MAIN STREET	Open	476.00	0.00	
21-01423	03/16/21	CAMELOT @ MAIN STREET	Open	418.00	0.00	
21-01428	03/16/21	BORDENTOWN AVE WTP GROUNDWATER	Open	3,679.25	0.00	
				102,085.50		
COMPA005	CAMBRIA COMPANIES					
21-01067	03/01/21	exhaust parts for 442	Open	782.13	0.00	

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CONTI010	CONTINENTAL FIRE & SAFETY INC								
		20-05173	09/23/20	Leather Frontices	Open	2,055.38	0.00		
		21-01183	03/05/21	ADAPTERS & BATTERY	Open	<u>238.00</u>	0.00		
						2,293.38			
CONTR035	Control Associates								
		21-01092	03/01/21	Rebuild Kit/Process Contrl Reg	Open	5,764.07	0.00		
COREM005	CORE & MAIN, LLP								
		21-00148	01/08/21	HYDRANT PARTS	Open	9,740.90	0.00		
		21-00283	01/19/21	clamps	Open	3,890.13	0.00		
		21-00346	01/20/21	CHARGING DOCK FOR INTERROGATOR	Open	958.02	0.00		
		21-01252	03/09/21	sensus support 1 year	Open	<u>2,410.13</u>	0.00		
						16,999.18			
COYNE005	GEORGE S. COYNE								
		21-00382	01/21/21	Citric Acid	Open	1,013.18	0.00		B
DECOT005	DECOTIIS, FITZPATRICK								
		21-01464	03/17/21	PROF SVCS NRD LITIGATION	Open	135.00	0.00		
DEMCO005	DEMCO								
		21-00673	02/09/21	OFFICE SUPPLIES	Open	70.71	0.00		
DIESE005	ATLANTIC DETROIT DIESEL-ALLISO								
		21-00802	02/16/21	TRANS FLUID	Open	1,944.25	0.00		
DIREC005	DIRECT ENERGY BUSINESS								
		21-01235	03/08/21	ACCT#1711841 DUHERNAL	Open	31,874.70	0.00		
		21-01236	03/08/21	ACCT#1711842 DUHERNAL	Open	11,885.36	0.00		
		21-01238	03/08/21	ACCT#1711843 DUHERNAL	Open	<u>1,283.66</u>	0.00		
						45,043.72			
DIREC010	DIRECT ENERGY BUSINESS								
		21-01368	03/12/21	ACCT #619713-30961	Open	797.47	0.00		
		21-01403	03/15/21	SCCT #619713-2866	Open	<u>10,177.70</u>	0.00		
						10,975.17			
DIREC025	DIRECT MAIL DEPOT INC								
		21-01185	03/05/21	postage water bills	Open	8,000.00	0.00		
EBSCO005	EBSCO INFORMATION SERVICES								
		21-01169	03/04/21	CONSUMER REPORTS	Open	2,366.05	0.00		
ELECT015	ELECTRONIC OFFICE SYSTEMS								
		21-01042	02/26/21	Annual Contract 105552	Open	896.03	0.00		
		21-01277	03/09/21	KYOCERA COLOR/B&W COPIES	Open	<u>69.81</u>	0.00		
						965.84			
EMERG015	EMERGI-CLEAN, INC.								
		21-01250	03/08/21	vehicle decon	Open	225.00	0.00		

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EMRPO005	EMR POWER SYSTEMS, LLC					
21-01029	02/25/21	ADD. PARTS/LABOR	Open	884.68	0.00	
EMSLA005	EMSL ANALYTICAL INC					
20-06203	11/02/20	PFOA Sampling	Open	919.00	0.00	
ERICM005	ERIC M. BERSTEIN & ASSOC, LLC					
21-01170	03/04/21	LIBRARY ATTORNEY FEES	Open	200.00	0.00	
FASTE005	FASTENAL COMPANY					
21-00881	02/19/21	welding Supplies	Open	152.22	0.00	
GENUI005	GENUINE PARTS COMPANY					
21-00855	02/18/21	BATTERY CHARGER	Open	565.00	0.00	
21-01036	02/26/21	AIR FRESHENERS	Open	79.91	0.00	
21-01165	03/04/21	HEAD LAMP BULBS FOR PLOWS	Open	80.94	0.00	
21-01217	03/08/21	filters for sweeper	Open	11.04	0.00	
21-01351	03/12/21	fuel cap for 305	Open	13.49	0.00	
				<u>750.38</u>		
GLOBA020	GLOBAL EQUIPMENT					
20-03733	07/10/20	AIR POWERED MIXER	Open	1,132.99	0.00	
GONZA015	LEDA C. GONZALEZ					
21-01142	03/03/21	Interpreter	Open	350.00	0.00	
HERIT005	HERITAGE BUSINESS					
21-01171	03/04/21	COPIERS	Open	190.53	0.00	
HEYER005	HEYER, GRUEL & ASSOC, PA					
19-00954	10/23/19	update land use ord	Open	337.50	0.00	B
21-01319	03/11/21	PROF PLAN SVCS SAYR SHOP PLAZA	Open	225.00	0.00	
21-01320	03/11/21	PROF PLANNING SVCS AFF HOUSING	Open	325.00	0.00	
21-01321	03/11/21	PROF PLAN SVCS MUNI PLANNER	Open	87.50	0.00	
				<u>975.00</u>		
HIVOL005	HIVOLT ELECTRIC, LLC					
21-00849	02/17/21	Transformer Repair/Tree Remova	Open	9,135.00	0.00	
HOMEN010	HOME NEWS TRIBUNE					
21-01322	03/11/21	AD-SAYRE BD OF ADJUST MEETING	Open	52.20	0.00	
21-01327	03/11/21	3/8 Special Meeting Affidavit	Open	71.12	0.00	
				<u>123.32</u>		
INDUS025	INDUSTRIAL WELDING					
21-00786	02/16/21	welding supplys	Open	284.94	0.00	
21-01141	03/03/21	welding wire	Open	357.29	0.00	
21-01178	03/05/21	welding supplies	Open	15.20	0.00	
21-01210	03/08/21	CYLINDER RENTAL	Open	24.15	0.00	
21-01211	03/08/21	CYLINDER RENTAL	Open	111.70	0.00	
				<u>793.28</u>		

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INSTI005	INSTITUTE FOR PROFESSIONAL DEV	21-01303	03/10/21	3/17 webinar	Open	200.00	0.00		
IPVID005	IP Video Corporation	21-00864	02/18/21	Training - Warrants/Affidavits	Open	150.00	0.00		
IRONW005	INTEGRITY IRONWORKS	21-00631	02/05/21	18' POLE	Open	60.00	0.00		
JACQU005	JACQUELINE'S FLORIST & GIFTS	21-00651	02/08/21	Veteran's Day Flowers	Open	125.00	0.00		
JCPL0005	JCP&L	21-01239	03/08/21	200000490017 WATER OPERATING	Open	3,451.00	0.00		
		21-01241	03/08/21	WATERFRONT PARK RIVER ROAD	Open	272.37	0.00		
		21-01242	03/08/21	200000010666 BORO SEWER	Open	15,807.68	0.00		
		21-01244	03/08/21	200000001483 SAYRE BORO	Open	101.56	0.00		
		21-01245	03/08/21	200000010708 PARKS & REC	Open	11,218.21	0.00		
		21-01246	03/08/21	200000490009 SAYRE BORO	Open	30,051.90	0.00		
		21-01323	03/11/21	200000010849 SAYRE BORO	Open	2,233.71	0.00		
		21-01355	03/12/21	SAYRE BORO TRAF 200000010690	Open	1,240.47	0.00		
						<u>64,376.90</u>			
JOHN0010	United Site Services, Inc.	21-01195	03/05/21	TEMPORARY RESTROOMS	Open	560.60	0.00		
LANDS010	GREENLEAF LANDSCAPE	21-01399	03/15/21	OCTOBER LANDSCAPE MAINT.	Open	8,628.00	0.00		
LEAF0005	LEAF	21-01034	02/26/21	Kyocera Copier Charges	Open	184.78	0.00		
LIBER010	LIBERTY REPAIR INC	21-01268	03/09/21	emission inspectoin	Open	233.00	0.00		
LYNNE005	JT LYNNE	21-01287	03/09/21	Balance owed on 20-05629	Open	539.25	0.00		
MAIOR005	DANIELLE MAIORANA	21-01305	03/10/21	Reimburse purchase - cleaner	Open	9.59	0.00		
MCKEN010	MCKENNA, DUPONT	21-01439	03/16/21	PROF SVCS MARY AILEEN	Open	48.00	0.00		
		21-01440	03/16/21	PROF SVCS GENERAL FILE 41851	Open	4,392.00	0.00		
		21-01441	03/16/21	PROF SVCS NL INDUSTRIES	Open	4,896.00	0.00		
		21-01442	03/16/21	PROF SVCS AMBROSIO INSURANCE	Open	394.00	0.00		
		21-01443	03/16/21	PROF SVCS THE PLACE@SAYREVILLE	Open	224.00	0.00		
		21-01444	03/16/21	PROF SVCS OPRA ISSUES	Open	1,592.00	0.00		
		21-01445	03/16/21	PROF SVCS FULTON'S LANDING	Open	152.00	0.00		
		21-01446	03/16/21	PROF SVCS COAH COMPLIANCE	Open	88.00	0.00		
		21-01447	03/16/21	PROF SVCS CANNABIS INFORMATION	Open	80.00	0.00		
		21-01449	03/16/21	PROF SVCS SPRINT V SAYREVILLE	Open	704.00	0.00		

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MCKEN010	MCKENNA, DUPONT	Continued				
21-01452	03/16/21	PROF SVCS RIVERTON PILOT	Open	1,992.00		
				<u>14,562.00</u>	0.00	
MCMAN005	MCMANIMON, SCOTLAND					
21-01328	03/11/21	PROF SVCS ZONING BD WISNIEWSKI	Open	312.00		
21-01329	03/11/21	PROF SVCS ZONING BD/HOURLY	Open	624.00		
21-01330	03/11/21	PROF SVCS K-LAND	Open	198.12		
				<u>1,134.12</u>	0.00	
MCUA0005	MCUA					
21-01216	03/08/21	MCUA FEBRUARY DUMP CHARGES	Open	62,042.68		
MERID005	Meridian Occupational Health					
21-01385	03/15/21	Pre Employment Physicals	Open	865.00		
MIDAT025	MID-ATLANTIC WASTE SYSTEMS					
21-01378	03/15/21	switch	Open	74.22		
MIDDLE010	MIDDLESEX COUTY TREASURER					
21-01180	03/05/21	opening washington penalty fee	Open	1,500.00		
MIDDLE060	MIDDLESEX COUNTY					
21-01331	03/11/21	2021 HEALTH aID 1ST QUARTER	Open	46,035.94		
MIDWE005	MIDWEST TAPE					
21-01168	03/04/21	DVD'S	Open	255.95		
MIRAC005	MIRACLE CHEMICAL CO					
21-00377	01/21/21	SODIUM HYPOCHLORATE DELIVIES	Open	4,296.80		B
MITCH005	MITCHELL HUMPHREY & CO.					
21-01343	03/11/21	Annual Maintenance	Open	5,595.00		
MSMSE005	MSM SERVICE CO					
21-00380	01/21/21	FIRST AID KIT SUPPLIES	Open	137.74		
NASSA005	NASSAU CAPITAL ADVISORS, LLC					
21-01332	03/11/21	PROF SVCS REAL ESTATE ADVISORY	Open	11,210.00		
NATIO0105	NATIONAL VISION					
21-01345	03/11/21	VISION - FEB 2021	Open	417.00		
NOLAN005	JAMES P NOLAN					
21-01334	03/11/21	PROF SVCS GLENKAT REALTY CO.	Open	261.00		
OLYMP005	OLYMPIC TERMITE & PEST					
21-00822	02/17/21	SR CENTER MONTHLY	Open	110.00		
OPTIM015	OPTIMUM					
21-01356	03/12/21	SAYREVILLE POLICE	Open	382.42		
21-01357	03/12/21	SAYREVILLE REC CENTER	Open	46.84		
21-01358	03/12/21	BORO OF SAYREVILLE	Open	244.94		

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OPTIM015	OPTIMUM	Continued				
21-01359	03/12/21	BOROUGH OF SAYREVILLE TV	Open	100.91	0.00	
21-01437	03/16/21	07875438661010 PD 2ND FLOOR	Open	<u>209.78</u>	0.00	
				984.89		
OVERD005	OVERDRIVE, INC.					
21-01154	03/04/21	EBOOKS	Open	980.19	0.00	
PANOR005	Panoramic Window and Door					
20-03883	07/20/20	Senior Center Window Project	Open	3,990.00	0.00	B
PETRA005	PETRA OVERHEAD DOOR COMPANY					
21-00325	01/19/21	BROKEN DOOR/VEH. MAINT. SHOP	Open	405.00	0.00	
21-00671	02/09/21	NEW LOCKS GARAGE DOOR ROADS	Open	<u>320.00</u>	0.00	
				725.00		
PHOTO010	B & H PHOTO					
20-06992	12/16/20	32" Viewsonic Monitor	Open	269.95	0.00	
PREMI015	PREMIER PRINTING					
21-01159	03/04/21	CURRENT ACCOUNT DEPOSIT STAMP	Open	39.90	0.00	
PRESI005	PRESIDENT PARK FIRE					
21-00926	02/22/21	January NFIRS	Open	225.00	0.00	
PRIDE010	PRIDE LANDSCAPE SUPPLY					
20-03417	06/23/20	SOD CUTTER RENTAL	Open	85.00	0.00	
21-01130	03/02/21	MOWER SUCTION HOSE	Open	1,900.41	0.00	
21-01266	03/09/21	BLACK MULCH 911 MONUMENT	Open	207.60	0.00	
21-01363	03/12/21	Blade balance from 2019.	Open	<u>133.32</u>	0.00	
				2,326.33		
PVSTE005	PVS TECHNOLOGIES, INC.					
21-00385	01/21/21	Ferric Chloride Deliv.	Open	5,111.06	0.00	B
QBESP005	QBE SPECIALTY INSURANCE COMP.					
21-01087	03/01/21	Retention Deductable	Open	12,846.41	0.00	
QUALI030	QUALITY ELECTRIC					
21-00889	02/22/21	Electric Motor	Open	1,500.00	0.00	
21-00972	02/23/21	Electric Motor	Open	<u>1,495.00</u>	0.00	
				2,995.00		
QUINC005	QUINCY COMPRESSOR, LLC					
20-06536	11/17/20	Quote & New Air Dryers	Open	5,000.27	0.00	
RACHL005	RACHLES/MICHELE'S OIL CO					
21-01215	03/08/21	REG GAS/DIESEL	Open	24,351.42	0.00	
21-01254	03/09/21	Unleaded regular gasoline	Open	<u>1,647.92</u>	0.00	
				25,999.34		
RAWPR005	RAW PRODUCTS CORPORATION					
21-01294	03/10/21	bolts & nuts	Open	37.56	0.00	

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REEDS005	REED SYSTEMS LTD					
21-00649	02/08/21 2000 GALLONS LIQUID CAL-MAG	Open	1,994.19	0.00		
RRPRI005	R & R PRINTING COMPANY					
21-00848	02/17/21 500 -2 part Repair Orders	Open	175.00	0.00		
SANIT005	SANITARY FUELS OIL CO					
21-00853	02/18/21 Heating Oil - DHL	Open	268.97	0.00		
SAYRE080	SAYREVILLE LITTLE LEAGUE					
21-00947	02/23/21 SLL-Pitching Mound	Open	3,120.00	0.00		
SAYRE105	SAYREVILLE BOARD OF EDUCATION					
21-00693	02/10/21 use of Middle School gym	Open	2,205.00	0.00		
SGPAV005	S & G PAVING					
20-00606	01/24/20 2018 Phase II (Sherwood Fst)	Open	15,684.89	0.00		B
20-00711	01/28/20 Public Safety Complex Parking	Open	<u>17,421.67</u>	0.00		B
			33,106.56			
SPOKI005	SPOK INC.					
21-01255	03/09/21 pager service	Open	51.10	0.00		
SPRIN010	PERTH AMBOY SPRING					
21-01312	03/11/21 spring repair	Open	1,126.68	0.00		
STARP005	STAR PLUMBING & HEATING					
21-01158	03/04/21 INSTALLATION OF COOPER LINES	Open	2,120.00	0.00		
21-01190	03/05/21 VALVE AND POWER FLUSH TOILET	Open	<u>670.00</u>	0.00		
			2,790.00			
STAVO005	STAVOLA ASPHALT CO INC					
21-00242	01/14/21 HOT PATCH	Open	200.64	0.00		
21-00886	02/22/21 HOT PATCH	Open	344.13	0.00		
21-00996	02/24/21 HOT PATCH	Open	236.51	0.00		
21-01017	02/25/21 HOT PATCH	Open	<u>174.50</u>	0.00		
			955.78			
SUPER025	SUPERIOR OFFICE SYST					
21-01402	03/15/21 FINANCE DEPT COPIER B001	Open	212.88	0.00		
SWIFT010	SWIFT ELECTRICAL SUPPLY CO					
21-00991	02/24/21 FLOOD LIGHT FIXTURES & BULBS	Open	1,420.54	0.00		
SZTUK005	CHARLES F SZTUKOWSKI					
21-01038	02/26/21 2020 RX REIMBURSEMENTS	Open	228.24	0.00		
THEAM005	The Ambient Group, LLC					
20-05903	10/26/20 Soil Remediation/First Aid	Open	33,363.27	0.00		B
THEMA005	The Maintenance Connection					
21-01282	03/09/21 screws & truck wash	Open	169.94	0.00		

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date	Description				
TITAN005	TITAN MECHANICAL SERVICE, LLC					
21-00047	01/05/21	no heat in garage	Open	94.50	0.00	
21-01135	03/03/21	no heat garage	Open	189.00	0.00	
				<u>283.50</u>		
TOMSF005	TOMS FORD INC					
21-01037	02/26/21	seatbelt	Open	139.91	0.00	
21-01197	03/08/21	rim for 303	Open	444.28	0.00	
				<u>584.19</u>		
TOTAL010	TOTAL HARDWARE & GARDEN					
21-00605	02/03/21	February 2021 blanket	Open	168.00	0.00	
21-00936	02/23/21	CLEANING SUPPLIES ETC.	Open	202.06	0.00	
21-00937	02/23/21	ELECTRICAL SUPPLIES	Open	17.99	0.00	
21-01137	03/03/21	TOOLS/EQUIP/ELECT. EQUIP.	Open	28.37	0.00	
21-01173	03/04/21	snow brooms	Open	41.97	0.00	
				<u>458.39</u>		
TRIOUS005	TRIOUS, INC					
21-00532	01/28/21	ASPHALT HOT BOX REPAIR	Open	440.00	0.00	
21-00724	02/11/21	snow plow parts	Open	1,881.42	0.00	
21-00872	02/19/21	plow parts	Open	245.56	0.00	
				<u>2,566.98</u>		
TRUST010	NJ LIBRARY TRUSTEE					
21-00672	02/09/21	MEMBERSHIP FEE	Open	160.00	0.00	
TURN0005	TURNOUT FIRE & SAFETY INC					
20-04364	08/13/20	Boots for Sayreville Fire Dept	Open	759.98	0.00	
UNITE025	UNITED PARCEL SERVICE					
21-01121	03/02/21	Ship Hach Turb. Mtr. loaner	Open	11.60	0.00	
21-01150	03/03/21	overnight delivery	Open	15.39	0.00	
				<u>26.99</u>		
USABL005	USA BLUE BOOK					
20-04407	08/17/20	M/O Paint	Open	342.84	0.00	
20-04756	09/02/20	MARK OUT EQUIPMENT	Open	537.67	0.00	
21-01122	03/02/21	fiberglass marker post	Open	1,815.66	0.00	
				<u>2,696.17</u>		
USBAN155	US BANK CUST/PRO CAP 8					
21-01193	03/05/21	TSC REDEEMED 20-00036	Open	2,374.67	0.00	
21-01370	03/12/21	20-00009 TSC REDEEMED	Open	3,719.84	0.00	
				<u>6,094.51</u>		
VENMA005	VEN-MAR SALES INC					
21-01256	03/09/21	shop supplys	Open	425.85	0.00	
VERAL005	V.E. RALPH & SON INC					
21-00865	02/18/21	Medical supplies	Open	193.50	0.00	

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BOROUGH OF SAYREVILLE
Bill List By Vendor Id

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
VERIZ015	VERIZON								
		21-01249	03/08/21	7327217129	Open	146.82	0.00		
		21-01335	03/11/21	7327218627	Open	216.38	0.00		
		21-01337	03/11/21	7327210703	Open	92.36	0.00		
		21-01338	03/11/21	7327210762	Open	273.94	0.00		
		21-01366	03/12/21	7325255456	Open	43.50	0.00		
		21-01367	03/12/21	7325255405	Open	1,129.97	0.00		
		21-01438	03/16/21	7325250445	Open	119.16	0.00		
		21-01462	03/17/21	7322381046	Open	39.17	0.00		
						<u>2,061.30</u>			
VERIZ020	VERIZON WIRELESS								
		21-01410	03/16/21	782496215-00001 BOROUGH CELLS	Open	1,659.31	0.00		
WAGNE005	MICHELE WAGNER								
		21-01333	03/11/21	RENT LEVELING BOARD MEETING	Open	170.00	0.00		
WASH0005	POSH CAR WASH								
		21-01257	03/09/21	Jan / Feb washes	Open	144.50	0.00		
WATER040	WATER SPECIALTIES COMPANY								
		20-06464	11/16/20	Backflow Test Kit Calibration	Open	100.00	0.00		
WBMAS005	W. B. MASON CO INC								
		20-00987	02/11/20	office supplies	Open	376.30	0.00		
		20-04904	09/10/20	office supplies	Open	30.97	0.00		
		20-05139	09/22/20	office supplies	Open	387.00	0.00		
		20-05353	10/02/20	office supplies	Open	486.84	0.00		
		20-06155	10/30/20	office supplies	Open	1,423.07	0.00		
		20-06392	11/12/20	sanitizer	Open	217.76	0.00		
		20-06403	11/12/20	office supplies	Open	80.29	0.00		
		20-06425	11/13/20	office supplies	Open	438.66	0.00		
		20-07096	12/22/20	office supplies	Open	1,245.64	0.00		
		21-00761	02/11/21	Supplies	Open	273.04	0.00		
		21-00986	02/24/21	OFFICE SUPPLIES	Open	93.88	0.00		
		21-01073	03/01/21	FLOOR MAT	Open	71.76	0.00		
		21-01161	03/04/21	office supplies	Open	31.98	0.00		
						<u>5,157.19</u>			
WETIM005	W. E. TIMMERMAN CO INC								
		21-01265	03/09/21	sweeper parts	Open	656.88	0.00		
WINDS005	WINDSTREAM								
		21-01339	03/11/21	ACCT 4755569 B&G	Open	3,714.54	0.00		
		21-01340	03/11/21	ACCT #4755982 PD	Open	1,705.22	0.00		
						<u>5,419.76</u>			
XUELI050	XUE LIANG, ZHU								
		21-01371	03/12/21	TSC 20-00060 REDEEMED	Open	35,739.61	0.00		
ZENIT005	ZENITH RESOURCES SUPPLIES LLC								
		21-01133	03/02/21	COMPUTER CONSULTING	Open	4,645.50	0.00		

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BOROUGH OF SAYREVILLE
Bill List By Vendor Id

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Vendor #	Name							
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	

Total Purchase Orders:	273	Total P.O. Line Items:	0	Total List Amount:	1,298,220.67	Total Void Amount:	0.00	
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Totals by Year-Fund		Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total
Fund Description	Fund						
Current Fund	0-01	33,137.36	0.00	33,137.36	0.00	0.00	0.00
Water Operating	0-05	<u>25,350.70</u>	0.00	<u>25,350.70</u>	0.00	0.00	<u>0.00</u>
	Year Total:	58,488.06	0.00	58,488.06	0.00	0.00	0.00
Current Fund	1-01	851,044.04	0.00	851,044.04	0.00	0.00	0.00
Water Operating	1-05	179,664.33	0.00	179,664.33	0.00	0.00	0.00
Regular Trust	1-33	<u>0.00</u>	0.00	<u>0.00</u>	0.00	0.00	<u>98,386.16</u>
	Year Total:	1,030,708.37	0.00	1,030,708.37	0.00	0.00	98,386.16
General Capital	C-04	103,965.58	0.00	103,965.58	0.00	0.00	0.00
Water Capital	C-06	<u>6,672.50</u>	0.00	<u>6,672.50</u>	0.00	0.00	<u>0.00</u>
	Year Total:	110,638.08	0.00	110,638.08	0.00	0.00	0.00
Total of All Funds:		<u>1,199,834.51</u>	0.00	<u>1,199,834.51</u>	0.00	0.00	<u>98,386.16</u>

Project Description	Project No.	Rcvd Total	Held Total	Project Total
100 KENENDY DR. ENGINEER INSP	100KENN010	180.00	0.00	180.00
BEDELL LLC/880 MAIN STREET	BEDELL005	526.00	0.00	526.00
BORDENTOWN PARK LLC PLANNING	BORDEN005	1,052.00	0.00	1,052.00
CAMELOT AT MAIN STREET LLC	CAMELOT005	1,370.00	0.00	1,370.00
CAMELOT AT ERNSTON ROAD	CAMELOT010	706.00	0.00	706.00
CZESLAW BANASIK-58 MIARA ST.	CZESLAW005	560.00	0.00	560.00
DUMPSTER PERMIT DEPOSIT	DUMPSTE005	300.00	0.00	300.00
LAMER SECTION 6	LAMERSE015	3,340.00	0.00	3,340.00
L.E.A.D. / PROJECT D.A.R.E.	LEADPRO005	273.04	0.00	273.04
PARLIN SECTION 1 URBAN RENEWAL	PARLINS010	1,788.00	0.00	1,788.00
PRC / GOLDEN AGE DEV-ENG INSP	PRCGOLD005	1,326.00	0.00	1,326.00
SAYREVILLE SEAPORT-C	SAYREVI015	360.00	0.00	360.00
SAYREVILLE SEAPORT ASSOC URBAN	SAYREVI040	14,284.50	0.00	14,284.50
SAYREVILLE SHOPPING PLAZA LLC	SAYREVI045	405.00	0.00	405.00
SAYREVILLE POWER LLC	SAYREVI050	2,328.00	0.00	2,328.00
SOLAR LANDSCAPE LLC	SOLARLA005	180.00	0.00	180.00
TAX SALE PREMIUM	TAXSALE005	22,100.00	0.00	22,100.00
THE PLACE @ SAYREVILLE LLC	THEPLAC015	27,573.50	0.00	27,573.50
THIRD PARTY LIENS	THIRDPA005	19,734.12	0.00	19,734.12
Total of All Projects:		<u>98,386.16</u>	<u>0.00</u>	<u>98,386.16</u>

ORDINANCE #521-21

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MASTER FINANCIAL AGREEMENT FOR PAYMENTS IN LIEU OF TAXES WITH SAYREVILLE SEAPORT ASSOCIATES URBAN RENEWAL, L.P. PURSUANT TO THE LONG TERM TAX EXEMPTION LAW AND THE REDEVELOPMENT AREA BOND FINANCING LAW WITH RESPECT TO BLOCK 257, LOT 3.04; BLOCK 257, LOT 3.052; BLOCK 257.01, LOTS 1 AND 1.01; BLOCK 257.01, LOT 1.10; BLOCK 257.01, LOT 4; BLOCK 257.01, LOT 5; BLOCK 257.01, LOT 6; BLOCK 257.01, LOT 20; BLOCK 257.01, LOT 30.12; BLOCK 257.02, LOT 1; BLOCK 257.02, LOT 1.01; AND BLOCK 257.02, LOT 22, COLLECTIVELY COMMONLY KNOWN AS PARCEL C WITHIN THE SAYREVILLE WATERFRONT REDEVELOPMENT AREA, ALL IN THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

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 October 7, 1998, the Borough designated approximately nine hundred (900) acres of real property located along the Raritan Bay referred to as the "Sayreville Waterfront Redevelopment Area" (the "**Redevelopment Area**") as an "area in need of redevelopment" in accordance with the Redevelopment Law; and

WHEREAS, on January 20, 1999, the Borough Council adopted Ordinance No. 581-99 approving that certain redevelopment plan (as amended and supplemented, the "**Redevelopment Plan**") governing the Redevelopment Area; and

WHEREAS, the Redevelopment Law confers certain powers upon a "redevelopment entity", as defined in the Redevelopment Law, in order to implement redevelopment plans adopted pursuant thereto; and

WHEREAS, the Borough has selected the Sayreville Economic and Redevelopment Agency (the "**Agency**") as the redevelopment entity to implement the Redevelopment Plan, in accordance with the Redevelopment Law; and

WHEREAS, the Agency acquired fee simple to, and thereafter leased to Sayreville Seaport Associates Urban Renewal, L.P. (the "**Entity**"), certain real property located within the Redevelopment Area, including Block 257, Lot 3.04; Block 257, Lot 3.052; Block 257.01, Lots 1 And 1.01; Block 257.01, Lot 1.10; Block 257.01, Lot 4; Block 257.01, Lot 5; Block 257.01, Lot 6; Block 257.01, Lot 20; Block 257.01, Lot 30.12; Block 257.02, Lot 1; Block 257.02, Lot 1.01; and Block 257.02, Lot 22 (collectively commonly known as "**Parcel C**" within the Redevelopment Area, and as more particularly described in the metes and bounds descriptions submitted with the Application (defined below), the "**Property**"); and

WHEREAS, the Agency and the Entity, as redeveloper, entered into that certain Master Redevelopment Agreement dated as of May 14, 2008, as amended September 25, 2008, December 31, 2013, and April 28, 2016, all as amended and restated pursuant to that certain Amended and Restated Redevelopment Agreement

authorized by the Agency on January 28, 2021 (the "**Redevelopment Agreement**"); and

WHEREAS, the Entity proposes to construct a project in multiple phases on the Property in accordance with the terms and conditions contained in the Redevelopment Agreement, consisting of: (i) commercial development and related parking facilities including, without limitation, approximately (a) One Million Two Hundred Sixty Four Thousand (1,264,000) square feet of retail and entertainment space, (b) One Million Two Hundred Sixty One Thousand (1,261,000) square feet of office and other commercial space, and (c) Three Hundred Seventy Two Thousand (372,000) square feet of hotel and conference center space (collectively, the "**Commercial Component**"); (ii) Two Thousand (2,000) residential units (the "**Residential Unit Component**"); (iii) certain public infrastructure and amenities as set forth in the Redevelopment Agreement (the "**Public Amenities**") and such other improvements as set forth therein or required by the Redevelopment Plan or the planning approvals (collectively, the "**Project**"); and

WHEREAS, the Borough is authorized to provide for tax exemptions and payments in lieu of taxes within a redevelopment area pursuant to and in accordance with the provisions of the Long Term Tax Exemption Law, *N.J.S.A. 40A: 20-1 et seq.* (the "**Exemption Law**"); and

WHEREAS, pursuant to and in accordance with the provisions of the Redevelopment Area Bond Financing Law, *N.J.S.A. 40A:12A-64 et seq.* (the "**RAB Law**"), it is anticipated that the Agency will issue bonds for the purpose of financing a portion of the costs of the Project (the "**Bonds**"), and the Project is therefore considered "a redevelopment project financed with bonds" within the meaning of *N.J.S.A. 40A:12A-66(a)* of the RAB Law; and

WHEREAS, the Entity has been qualified by the State of New Jersey to do business as an urban renewal entity under the provisions of the Exemption Law, and has submitted an application to the Borough requesting the implementation of a tax exemption and entry into a financial agreement with respect to the Project, as required by *N.J.S.A. 40A:20-8* (the "**Application**", a copy of which is on file with the Borough Clerk); and

WHEREAS, the Entity has represented to the Borough that the Project would not be feasible in its intended scope but for the provision of financial assistance by the Borough; and

WHEREAS, on February 18, 2021, the Mayor recommended to the Borough Council that the Application be approved, provided that all legal prerequisites are met; and

WHEREAS, the Borough hereby finds that the relevant benefits of the Project to the redevelopment of the Property outweigh the costs, if any, associated with the tax exemption, and in fact increase Borough revenues over the PILOT term by granting the long term tax exemption for the Project, which relevant benefits are further described below as well as in the Application and the Financial Agreement; and

WHEREAS, the Borough hereby determines that based on information set forth in the Application, the Project would not be feasible without the granting of the exemption contemplated herein, and that the granting of such assistance facilitates the implementation of environmental remediation, new infrastructure, additional open space, affordable housing, and other benefits and amenities that will not only influence the locational decisions of the probable occupants of the Project, but will also benefit the Borough as a whole; and

WHEREAS, the Borough hereby further finds and determines that:

A. The Property is one of the largest brownfield redevelopment projects undertaken in New Jersey's history. The Entity has undertaken remediation at a significant cost to repair and prepare the Property for redevelopment. It is now preparing to transition from remediation into the vertical development of the Property in a manner consistent with the Waterfront Redevelopment Plan.

B. This Project involves a collaborative and innovative public-private partnership involving the Borough, the Agency, Middlesex County, the State of New Jersey and the Entity.

C. The Project has already contributed to open space in the Borough through acquisition and remediation by the Entity of the 37-acre parcel (known as Parcel A) fronting on the Raritan Bay and through the dedication of a 13.7-acre conservation and public access easement. As part of the Project, the Entity has proposed a 1-mile walkway on Parcel C within the easement to allow waterfront access to Sayreville residents and the general public. The walkway will feature Heroes Walk, honoring Sayreville's veterans, along with lighting, seating areas, an open-air amphitheater, and landscaping.

D. The Entity has already contributed \$15 million to the \$80 million Turnpike Authority construction project that was completed in 2020. The development of the Project will incorporate additional investments of hundreds of million dollars in infrastructure for utilities, stormwater facilities, roadways, parking, and landscaping.

E. The Entity has agreed to set aside 15% of the approved 2,000 residential units as affordable housing, generating up to 300 affordable units, which are necessary for the Borough to satisfy its court-mandated constitutional affordable housing obligations. The Project is also expected to generate significant affordable housing development fees, up to \$2 million of which may support the construction of off-site 100% affordable housing.

F. The Entity has agreed to provide on-site spaces for performing arts and a municipal office and to provide financial support for fire and emergency services and a community center.

G. The Entity has entered into a Project Labor Agreement. It is anticipated that Sections 1 and 2 of the Project will generate 8,248 construction jobs. Once Sections 1 and 2 are constructed, the Entity anticipates that the Project will generate 7,491 direct permanent jobs and 6,023 indirect permanent jobs. The Entity also has agreed to implement a program to work with local businesses to supply necessary goods and services for the Project.

H. The fiscal impact assessment forecasts revenue surpluses consistently within each section of the Project, and across all real estate product types individually and in the aggregate. The revenue collected by the Borough is expected to exceed the Borough's project-related costs by over \$3 million annually in year 6, more than \$7 million in year 15, and more than \$9 million in year 30; and

WHEREAS, the Borough wishes to approve the Application and authorize the execution of a financial agreement with respect to the Project in substantially the form attached hereto as **Exhibit A**, together with any additions, deletions, modifications, or revisions deemed necessary or desirable in consultation with counsel (the "**Financial Agreement**"),

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:

I. GENERAL

The aforementioned recitals are incorporated herein as if fully set forth at length.

II. APPLICATION APPROVED

The Application submitted by the Entity as required by *N.J.S.A. 40A:20-8* is hereby approved.

III. EXECUTION OF FINANCIAL AGREEMENT AUTHORIZED

(a) The Mayor is hereby authorized and directed to execute the Financial Agreement, substantially in the form presented to the Borough Council and attached hereto as **Exhibit A**, together with such additions, deletions, modifications, or revisions deemed necessary or desirable in consultation with counsel.

(b) The Clerk of the Borough is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section III(a) hereof, to attest to the signature of the Mayor upon the document and is hereby further authorized and directed to affix the corporate seal of the Borough upon the document.

(c) The Borough Clerk shall file certified copies of this ordinance and the Financial Agreements with the Tax Assessor of the Borough. In accordance with P.L. 2015, c. 247, within ten calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Borough Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Middlesex County and to the Middlesex County Council for informational purposes.

IV. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

V. ACTION REGARDING FINANCIAL AGREEMENT

The Mayor is hereby authorized and directed to determine all matters and terms in connection with the Financial Agreement, all in consultation with the counsel to the Borough, and the manual or facsimile signature of the Mayor upon any documents shall be conclusive as to all such determinations. The Mayor, the Business Administrator, the Chief Financial Officer, the Borough Clerk and any other Borough official, officer or professional, including but not limited to, Borough Counsel, bond counsel, the financial advisor and the auditor to the Borough, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, Borough Counsel, bond counsel, the financial advisor and the auditor to the Borough, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

VI. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Borough.

VII. EFFECTIVE DATE

This Ordinance shall take effect according to law.

INTRODUCED/APPROVED ON FIRST READING

DATED: March 22, 2021

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

Donna Roberts, Councilwoman
(Admin. & Finance Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED:

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

Donna Roberts, Councilwoman
(Admin. & Finance Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS ____ DAY OF _____, 2020.

Victoria Kilpatrick, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

MICHAEL DUPONT, ESQ., Borough Attorney

EXHIBIT A

Form of Financial Agreement

ORDINANCE #522-21

**THIS ORDINANCE SECURES BONDS OR OTHER OBLIGATIONS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE REDEVELOPMENT AREA BOND FINANCING LAW, N.J.S.A. 40A:12A-64 ET SEQ., AND THE LIEN HEREOF WITH RESPECT TO THE LEASEHOLD ESTATE IN EACH AND EVERY PARCEL OF LAND (AND, TO THE EXTENT NOT OWNED BY A GOVERNMENTAL ENTITY, THE FEE INTEREST IN EACH AND EVERY PARCEL OF LAND), AND ANY IMPROVEMENT RELATED THERETO, IN FAVOR OF THE OWNERS OF SUCH BONDS OR OTHER OBLIGATIONS IS A MUNICIPAL LIEN SUPERIOR TO ALL OTHER NON-MUNICIPAL LIENS
HEREAFTER RECORDED**

AN ORDINANCE PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN STORMWATER, SANITARY SEWER, WATER, WALKWAY, STREETScape, ROAD, TRAFFIC, INTERSECTION, AND PARKING IMPROVEMENTS, TOGETHER WITH OTHER PROJECT IMPROVEMENTS, ALL WITH RESPECT TO BLOCK 257, LOT 3.04; BLOCK 257, LOT 3.052; BLOCK 257.01, LOTS 1 AND 1.01; BLOCK 257.01, LOT 1.10; BLOCK 257.01, LOT 4; BLOCK 257.01, LOT 5; BLOCK 257.01, LOT 6; BLOCK 257.01, LOT 20; BLOCK 257.01, LOT 30.12; BLOCK 257.02, LOT 1; BLOCK 257.02, LOT 1.01; AND BLOCK 257.02, LOT 22, COLLECTIVELY COMMONLY KNOWN AS PARCEL C WITHIN THE SAYREVILLE WATERFRONT REDEVELOPMENT AREA, ALL IN THE BOROUGH OF SAYREVILLE, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AND AUTHORIZING THE EXECUTION OF A MASTER SPECIAL ASSESSMENT AGREEMENT AND CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

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 October 7, 1998, the Borough designated approximately nine hundred (900) acres of real property located along the Raritan Bay referred to as the "Sayreville Waterfront Redevelopment Area" (the "**Redevelopment Area**") as an "area in need of redevelopment" in accordance with the Redevelopment Law; and

WHEREAS, on January 20, 1999, the Borough Council adopted Ordinance No. 581-99 approving that certain redevelopment plan (as amended and supplemented, the "**Redevelopment Plan**") governing the Redevelopment Area; and

WHEREAS, the Redevelopment Law confers certain powers upon a "redevelopment entity", as defined in the Redevelopment Law, in order to implement redevelopment plans adopted pursuant thereto; and

WHEREAS, the Borough has selected the Sayreville Economic and Redevelopment Agency (the "**Agency**") as the redevelopment entity to implement the Redevelopment Plan, in accordance with the Redevelopment Law; and

WHEREAS, the Agency acquired fee simple to, and thereafter leased to Sayreville Seaport Associates Urban Renewal, L.P. (the "**Entity**"), certain real property located within the Redevelopment Area, including Block 257, Lot 3.04; Block 257, Lot 3.052; Block 257.01, Lots 1 And 1.01; Block 257.01, Lot 1.10; Block 257.01, Lot 4; Block 257.01, Lot 5; Block 257.01, Lot 6; Block 257.01, Lot 20; Block 257.01, Lot 30.12; Block 257.02, Lot 1; Block 257.02, Lot 1.01; and Block 257.02, Lot 22 (collectively commonly known as "**Parcel C**" within the Redevelopment Area, the "**Property**"); and

WHEREAS, the Agency and the Entity, as redeveloper, entered into that certain Master Redevelopment Agreement dated as of May 14, 2008, as amended September 25, 2008, December 31, 2013, and April 28, 2016, all as amended and restated pursuant to that certain Amended and Restated Redevelopment Agreement authorized by the Agency on January 28, 2021 (the "**Redevelopment Agreement**"); and

WHEREAS, the Entity proposes to construct a project in multiple phases on the Property in accordance with the terms and conditions contained in the Redevelopment Agreement, consisting of: (i) commercial development and related parking facilities including, without limitation, approximately (a) One Million Two Hundred Sixty Four Thousand (1,264,000) square feet of retail and entertainment space, (b) One Million Two Hundred Sixty One Thousand (1,261,000) square feet of office and other commercial space, and (c) Three Hundred Seventy Two Thousand (372,000) square feet of hotel and conference center space (collectively, the "**Commercial Component**"); (ii) Two Thousand (2,000) residential units (the "**Residential Unit Component**"); (iii) certain public infrastructure and amenities as set forth in the Redevelopment Agreement (the "**Public Amenities**") and such other improvements as set forth therein or required by the Redevelopment Plan or the planning approvals (collectively, the "**Project**"); and

WHEREAS, in order to facilitate the development of the Project, the Property and the surrounding parcels, the Entity wishes to undertake certain stormwater, sanitary sewer, water, walkway, streetscape, road, traffic, intersection, and parking improvements, together with other Project improvements, all of which benefit the Property and which will improve the Borough's overall infrastructure (collectively, the "**Infrastructure Improvements**"); and

WHEREAS, the total cost of the Infrastructure Improvements is estimated not to exceed \$311,864,882 (the "**Infrastructure Improvements Costs**"); and

WHEREAS, the Entity has requested that the Borough (i) impose a special assessment upon the Property with respect to the Infrastructure Improvements Costs (the "**Special Assessment**") pursuant to the Redevelopment Law, the Redevelopment Area Bond Financing Law (*N.J.S.A. 40A:12A-67 et seq.*, the "**RAB Law**") and the Local Improvements Law (*N.J.S.A. 40:56-1 et seq.*, the "**Local Improvements Law**"); and (ii) authorize the pledge and assignment of the Special Assessment to the trustee for bonds issued by the Agency in connection with the Project (the "**Bonds**") in order to secure the payment of the debt service on the Bonds,

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

I. GENERAL

The recitals hereto are hereby incorporated by reference as if set forth at length herein.

II. SPECIAL ASSESSMENT TERMS

The Infrastructure Improvements shall be undertaken by the Entity and the Infrastructure Improvements Costs shall be specially assessed against the Property in accordance with the Redevelopment Law, the RAB Law, and the Local Improvements Law. Notice is hereby given to the owner of the Property that the Borough intends to make and levy special assessments against the Property as follows:

Amount: The Infrastructure Improvements Costs in the amount of \$311,864,882, together with the soft costs and financing costs relating thereto, including but not limited to the debt service due on the Bonds, shall collectively be deemed the "benefit conferred" by the Infrastructure Improvements, and such benefit conferred shall equal the amount of the Special Assessment.

Payment Dates and Amounts: The Special Assessment shall be paid to the Borough in four equal quarterly installments on February 1, May 1, August 1, and November 1 in each year after commencement of the Special Assessment in the amounts set forth in the Special Assessment Agreement. The Special Assessment shall have a thirty-year term or such shorter term as is coterminous with the term of the Bonds. The Entity or successor owner of the Property shall make such payments promptly without any need for notice from the Borough with respect to same.

Special Assessment Not Subject to Acceleration: Upon failure to pay any installment of a Special Assessment for 30 days or more after that time at which it shall become due, the whole assessment or balance due thereon shall not become and be immediately due. Instead, any subsequent installments which would not yet have become due except for the default shall be considered as not in default and the lien for the installments not yet due shall continue.

Special Assessment Agreement: The form of Special Assessment Agreement attached hereto as Exhibit A is hereby approved with such additions, deletions, modifications, or revisions thereto as may be necessary or desirable in consultation with counsel, such approval to be conclusively evidenced by the execution thereof.

The Mayor is hereby authorized and directed to execute the Special Assessment Agreement, substantially in the form presented to the Borough Council and attached hereto as Exhibit A, together with such additions, deletions, modifications, or revisions thereto as may be necessary or desirable in consultation with counsel.

The Clerk of the Borough is hereby authorized and directed, upon the execution of the Special Assessment Agreement in accordance herewith, to attest to the signature of the Mayor upon the document and is hereby further authorized and directed to affix the corporate seal of the Borough upon the document.

III. MUNICIPAL LIEN

This Ordinance and the Special Assessment shall constitute a municipal lien against the Property. Compliance with the Special Assessment shall be enforced in accordance with the New Jersey Tax Sale Law, *N.J.S.A. 54:5-1 et seq.*, including, if applicable, by means of in rem foreclosure, **provided however**, that no such lien shall attach in the fee estate of the Property while owned by a governmental entity.

IV. BOND TERMS

All terms of the Bonds shall be set forth in the indenture of trust or supplemental indenture of trust governing the Bonds (collectively, the “**Indenture**”), and shall not be inconsistent herewith. The pledge and assignment of the Special Assessment to the Trustee set forth in the Indenture in order to secure the payment of debt service on the Bonds is hereby approved.

V. ACTION REGARDING SPECIAL ASSESSMENT

The Mayor is hereby authorized and directed to determine all matters and terms in connection with the Special Assessment, all in consultation with the counsel to the Borough, and the manual or facsimile signature of the Mayor upon any documents shall be conclusive as to all such determinations. The Mayor, the Business Administrator, the Chief Financial Officer, the Borough Clerk and any other Borough official, officer or professional, including but not limited to, Borough Counsel, bond counsel, the financial advisor and the auditor to the Borough, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, Borough Counsel, bond counsel, the financial advisor and the auditor to the Borough, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

VI. SEVERABILITY

If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

VII. AVAILABILITY OF THE ORDINANCE

A copy of this Ordinance shall be available for public inspection at the offices of the Borough.

VIII. EFFECTIVE DATE

This Ordinance shall take effect according to law.

INTRODUCED/APPROVED ON FIRST READING

DATED: March 22, 2021

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

Donna Roberts, Councilwoman
(Admin. & Finance Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED:

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

Donna Roberts, Councilwoman
(Admin. & Finance Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS ____ DAY OF _____, 2020.

Victoria Kilpatrick, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

MICHAEL DUPONT, ESQ., Borough Attorney

Exhibit A

Form of Special Assessment Agreement

ORDINANCE # 523-21

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER XXVI "LAND DEVELOPEMENT" OF
THE REVISED GENERAL ORDINANCES OF THE
BOROUGH OF SAYREVILLE TO AMEND SECTION
26-110 "FEES AND DEPOSITS"**

BE IT AND IT IS HEREBY ORDAINED by the Mayor and Borough Council of the Borough of Sayreville, in the county of Middlesex, that the Revised General Ordinances of the Borough of Sayreville are hereby amended as follows:

26-110 Fees and Deposits

d. Waiver for Only 100% Lower Income Housing. As set forth and defined in the Settlement Agreement with Fair Share Housing entered by the Court on December 20, 2018, known as the "Conditional Order of Judgment of Compliance and Repose". Notwithstanding any other provision of this section, a waiver of all Borough subdivision and site plan escrow fees and building permit and certificates of occupancy fees shall be granted by the approving Borough Agency for all housing units being provided by the applicant for low income families. This waiver shall not apply to inclusionary projects and shall be construed narrowly to apply only to projects which consist of 100% affordable units as defined by the New Jersey Fair Housing Act.

BE IT FURTHER ORDAINED by the Mayor and Borough Council of the Borough of Sayreville, in the County of Middlesex, that **Chapter Twenty-Six, Land Development**, of the Revised General Ordinances of the Borough of Sayreville, shall also be amended to reflect said change.

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed and this Ordinance shall take effect immediately upon final passage and publication in accordance with law.

INTRODUCED/APPROVED ON FIRST READING

DATED: March 22, 2021

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

Michele Maher, Councilwoman
(Planning & Zoning Committee)
Borough of Sayreville

ADOPTED ON SECOND READING

DATED:

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

Michele Maher, Councilwoman
(Planning & Zoning Committee)
Borough of Sayreville

APPROVAL BY THE MAYOR ON THIS _____ DAY OF _____, 2021

Victoria Kilpatrick, Mayor
Borough of Sayreville

APPROVED AS TO FORM:

MICHAEL DUPONT, ESQ., Borough Attorney