**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING - FEBRUARY 29, 2024**

Chairman Councilman John Zebrowski opened the meeting at 6:30 PM and announced pursuant to the Open Public Meetings Law, public notice of this meeting was advertised in the Home News Tribune and posted on the bulletin board in the Borough Hall in Sayreville, and copies of this notice have been available to the public and are on file in the Clerk's Office.

**SALUTE TO THE FLAG**

PRESENT: Chairman John Zebrowski, Vice Chairman Steven Grillo, Commissioners: Ken Scott, Rosetta Fisher, Paula Duffy, Kevin Dalina, Robert Davis, Councilwoman Donna Roberts

ABSENT:

ALSO PRESENT: Himashu Shah, Executive Director, Joseph Ambrosio, Asst. Executive Director, David Samuel, Engineer, Justin Cornell, Engineer, Michael Baker, Esq., Anthony Iacocca, Esq., Veena Sawant, Planner, Wayne Kronowski, CFO

**Minutes**

Chairman John Zebrowski asked for motion to approve minutes from

January 25, 2024.

Mr. Scott made motion to approve; Mrs. Duffy seconded.

Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,

Mr. Davis, Councilwoman Roberts

Authorization for Payment of bills - Non NL

Motion to approve bills (a) through (j). Mr. Scott made motion to

approve payment, Mrs. Duffy seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,

Mr. Dalina, Mr. Davis, Councilwoman Roberts

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Motion to approve payment of bills NL related, Non-Escrow. (When funds are

available (k) and (l.) Mr. Scott made motion to approve payment, Mr. Grillo seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Dalina, Mr. Davis, Councilwoman Roberts,

Motion to approve payment of bills from Escrow Accounts. (To be paid only if

Escrow funds are available.) (m) through (q.) Mr. Scott made motion, Mr. Dalina seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Dalina, Mr. Davis, Councilwoman Roberts

Mrs. Duffy questioned the fees in items a-j. A brief discussion took place regarding the bylaws Mr. Iacocca explained and will circulate to all commissioners. Councilwoman Roberts then suggested that a motion be taken to update the bylaws to adopt Roberts Rules.

Chairman Zebrowski then introduced Himanshu Shah. Mr. Shah discussed and explained the 2023 budget and how it was worked with the State. He also stated that the Auditor was present if any of the commissioners had any questions. The State has approved the budget and both he and Wayne Kronowski will be working on the 2024 budget. In March/April the resolutions will be presented to the Agency for voting. He then thanked all present for voting Veena Sawant as the Agency Planner. He discussed his prior experience and his accomplishments. Veena Sawant then addressed the Agency thanking all for this opportunity and presented her experience of 20 years in Planning. She also has a 10 year redevelopment experience in the areas of Plainfield, the Oranges, as well as, Old Bridge both working and managing projects.

Chairman Zebrowski then asked for motion to amend the bylaws and adopt Roberts Rules; Councilwoman Roberts made motion; Mr. Dalina seconded.

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy, Mr. Dalina, Mr. Davis, Councilwoman Roberts

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**Pending Matters**

1. **Sayreville Landfill III Redevelopment**

Jennifer Smith from Gibbons stated she had responded to comments from the Redevelopment Planner at the last meeting and had made small changes to the Redevelopment Plan for the better.

1. **Waterfront Redevelopment**

Dave Samuel stated that the toughest spot on the property causing radiological issues has been removed. Justin Cornell stated that Bass Pro permits were issued for redeveloper. Dave Samuel said that as the weather warms up if any of the commissioners wanted a tour of the property he would arrange it. Himanshu Shah said he had visited the site last year and he asked about the restaurant planned; Justin Cornell said the Gateway District Planning Board approval was received and should be starting. Mike Baker explained that the billboard on the site will be coming down; however, they will still pay rent for the next five (5 +/-) years.

Regarding the Landfill III Redevelopment Plan, Councilwoman Roberts asked about the former redevelopment project on the site. She thought the property was going to be for a power plant. Dave Samuel advised that the old project for the power plant fell through and the redevelopment plan has been revised to remove the old provisions and add new ones appropriate for cold storage. Dave Samuel described both pieces of the property. Councilwoman Roberts asked about the parking and offices. Justin Cornell then described the parking and driveway and they are trying to put in the front of landfill and actual distance to front yard setback, there would be no retaining walls and it needs landscaping. Mrs. Duffy said the loading docks should be in the rear. Dave Samuel said loading is in the rear and the trees should be saved and supplement with evergreens.

Affordable housing fee must be paid pay per square foot into the Borough’s affordable housing trust fund. Mr. Grillo asked about other sites. Dave Samuel said the property in the Melrose section is mostly wetlands and seems like a useful zone. A good suggestion would be to send to the Planning Board to update and once it goes through the Council this could be done.

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Councilman Zebrowski then led a discussion regarding a workshop session periodically to look at certain areas particularly the downtown area of the Borough and the need to redevelop. He suggested that the April meeting start at 6:00 pm. Mr. Grillo said that it should start with Main Street and the downtown area (Old Borough Hall). Mr. Scott felt that this was an excellent idea. Mr. Shah said first the Agency should look at the town then come up with redevelopment ideas in a workshop meeting. Mr. Grillo is a planner and is familiar with how the process would work starting with a basic assessment; Dave Samuel said the Agency should set its priorities. Mr. Grillo said SERA may be able to get State grants for a study. Mr. Grillo said they should start with very basic things such as lighting and create an inventory list by checking ordinances. A motion was made to begin the April meeting at 6:00 PM. Mr. Shah then polled those present for a change to the day/date of the upcoming meetings.

Ms. Fisher asked that going forward the members be issued a hard copy packet for the meetings the Monday or Friday before the meeting. Councilwoman Roberts asked if she could be issued a larger size zoning map; Justin Cornell is working on background pamphlets. Councilwoman Roberts asked about updating the map; Dave Samuel said that would be coordinated through the Planning Board. Mr. Scott asked if a cold storage warehouse would pay more in taxes than a regular storage; Dave explained uses prior to cold storage. SERA put out RFP and got cold storage proposal. Pilots have to be decided by the Mayor and Council. Mr. Shah explained that a Pilot is the best tool under State law. He will be working with the Council and that Pilot will be attached to projects. These must be approved by the Council not SERA. Councilwoman Roberts said this should be for commercial and not residential.

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1. Resolution of the Sayreville Economic and RedevelopmentAgency Recommending the Borough of Sayreville to Referto the Sayreville Planning Board Certain Amendments to the Borough of Sayreville Landfill and Melrose Redevelopment Plan In Accordance with N.J.S.A. 40A:12A-7(e).

Councilman Zebrowski asked for motion to accept. Mr. Scott made motion; Mr. Dalina seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,

Mr. Dalina, Mr. Davis, Councilwoman Roberts

1. A Resolution of the Sayreville Economic and Redevelopment Agency Adopting 2023 Authority Budget for Fiscal Year: January 1, 2023 To December 31, 2023.

Councilman Zebrowski asked for motion to accept. Mr. Scott made motion; Mr. Grillo seconded. Roll Call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mr. Dalina,

 Mr. Davis, Councilwoman Roberts

Abstain: Mrs. Duffy

Commissioners Comments

None

Public Portion

Councilman Zebrowski made motion to open public portion.

No one spoke.

Councilman Zebrowski asked for motion to close the public portion. Councilwoman Roberts made motion to close the public portion,

Mr. Grillo seconded, motion carried.

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Adjournment – 8:15 PM

Councilman Zebrowski asked for motion to adjourn. Councilwoman Roberts made motion to adjourn; Mr. Scott seconded, motion carried.

Respectfully submitted,

Joan M. Kemble

Councilman Zebrowski asked for motion to go into private session, Mr. Scott made motion; Mr. Dalina seconded, motion carried.