**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING - JANUARY 25, 2024**

Vice Chairman Ken Scott 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.

Mr. Baker swore in both Robert Davis and Steven Grillo as new Commissioners for the Agency.

Mr. Ambrosio then announced the resignation of Bernie Bailey from the Agency.

**SALUTE TO THE FLAG**

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

ABSENT: Kevin Dalina, David Samuel

ALSO PRESENT: Joseph Ambrosio, Executive Director, Justin Cornell, Engineer,

Michael Baker, Esq., Anthony Iacocca, Esq.

**Minutes**

Before approval of the minutes Mr. Grillo stated that Councilwoman Roberts was named approving one of the payments when she was not in attendance at the December meeting. The secretary will make correction to the minutes.

Mr. Scott asked for motion to approve minutes from December 14, 2023 with correction mentioned by Mr. Grillo.

Ms. Fisher made motion to approve; Mrs. Duffy seconded.

Roll Call:

Yes: Mr. Scott, Ms. Fisher, Mrs. Duffy, Councilwoman Roberts

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Authorization for Payment of bills - Non NL

Motion to approve bills (a) through (j). Mrs. Duffy made motion to

approve payment, Councilwoman Roberts seconded. Roll call:

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

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

available (k). Councilwoman Roberts made motion to approve payment, Mr. Grillo seconded. Roll call:

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

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

Escrow funds are available.) (l) through (s.) Councilwoman Roberts made motion, Ms. Fisher seconded. Roll call:

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

Before addressing Pending Matters a discussion took place regarding the Resolutions included in the packets**.**

Mrs. Duffy asked about the resolution for new positions. She asked why two Executive Directors/Secretaries. Councilman Zebrowski said this makes sense as SERA needs administrative support; Joe does good work but support is needed. Mrs. Duffy felt the job description for the Executive Director/Secretary job description is being handled by others and asked why part-time Director and the same salary as there is a paid secretary. Mr. Baker said this is a Corporate Secretary position not a clerical secretary and according to stature the title is Executive Director/Secretary. Mrs. Duffy then asked why part-time; Mr. Baker stated he is retired from Old Bridge Township. Councilman Zebrowski stated according to his resume why would Agency not hire him. Mr. Baker said he will start in March until the end of the year and will be sharing duties with Joe Ambrosio they will be working together and will be attending meetings. Mrs. Duffy stated why the fringe benefits and she wanted it on the record that the Agency should not have both a part-time Executive Director/Secretary, as well as, an Assistant Executive Director/Secretary.

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Councilwoman Roberts stated that Article 3; Section 4 bylaws stated that the Agency should have additional powers designated. Mr. Baker addressed two new sections workshop meeting and agenda meeting. The annual meeting schedule was January – July according to State Statute bylaws are required. Anthony Iacocca then explained the bylaws.

Mr. Scott then addressed the designation of new officers, as well as, the new meeting dates. He asked for nomination of Chairman; Councilwoman Roberts made motion to nominate John Zebrowski as Chairman; Ken Scott seconded. Roll Call:

Yes: Mr. Scott, Ms. Fisher, Mr. Davis, Mr. Grillo, Councilwoman Roberts

Abstain: Mrs. Duffy

Councilman Zebrowski then asked for nomination of Vice Chairman; Ms. Fisher made motion to nominate Steven Grillo as Vice Chairman; Councilwoman Roberts seconded. Roll Call:

Yes: Mr. Scott, Ms. Fisher, Mr. Davis, Mr. Grillo, Councilwoman Roberts

Abstain: Mrs. Duffy

Councilman Zebrowski then asked for motion to accept the resignation of Joseph Ambrosio as Executive Director/Secretary and being appointed Assistant Executive Director/Secretary; Councilwoman Roberts made motion; Ms. Fisher seconded. Roll Call:

Yes: Mr. Scott, Ms. Fisher, Mr. Davis, Mr. Grillo, Councilwoman Roberts

No: Mrs. Duffy

Abstain: Mr. Scott

Councilman Zebrowski then asked for motion to appoint Himanshu Shah as Executive Director/Secretary on a part-time basis with a salary of $47,475 from January 2024 to December 2024; Councilwoman Roberts made motion; Ms. Fisher seconded. Roll Call:

Yes: Mr. Scott, Ms. Fisher, Mr. Davis, Mr. Grillo, Councilwoman Roberts

No: Mrs. Duffy

Abstain: Mr. Scott

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Councilman Zebrowski then asked for motion to appoint Wayne Kronowski as Financial Officer for the Economic Redevelopment Agency from January 2024 to December 2024; Councilwoman Roberts made motion; Mr. Scott seconded. Roll Call:

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

**Pending Matters**

1. **Waterfront Redevelopment**

Justin Cornell discussed the Bass Pro construction he stated architectural engineering plans will be submitted regarding the sanitation plan. Regarding the Village GEO Tech completed the substation design and they are working with the engineers. Mr. Baker stated there is a colored rendering of the work done. He stated that the Brownfield Commission is in need of additional members/two additional votes. Mr. Ambrosio stated that the meetings/reports are quarterly; State Contractors and Redevelopers attend and meetings are held during the day. Chairman Zebrowski appointed Robert Davis and Paula Duffy to represent the Agency on the Brownfield Commission. Councilwoman Roberts asked about the lawsuit; Mr. Baker explained the issue and stated the Agency won the case.

1. **Sayreville Landfill III**

Jennifer Smith addressed the Agency she described the site and explained the site agreement. The Borough asked for redevelopment agreement which was signed 1/26/23. The cold storage warehousing redevelopment plan does not say permitted they are seeking proposal to amend the redevelopment plan and this will not be the last stop it would then go before the Council, SERA and then the Planning Board.

Dan Bush described the site on Jernee Mill Road showing access and they submitted toe the DEP. He stated the site has not changed. Mrs. Duffy asked about the storage and tractor trailers; Mr. Bush stated they would be in the rear of the building and 76 in the front building with 36 bays in the front and 26 bays in the rear and traffic study will be done. Mr. Baker said cold storage creates less traffic/storage. Mrs. Duffy asked how far from WaWa was the property; Mr. Baker said across from Red Oak and the site is in flood plan so it will be elevated. Mr. Scott said refrigeration trucks are smaller.

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Jennifer Smith described the parking and lighting and height of the two lots. Mrs. Duffy asked if this would be a 24/hour operation; Ms. Smith said “yes.” Mr. Grillo stated that there was a driveway issue with 2 owners one would not have driveway.

Jeff Basta stated that there was currently a project in South Amboy and Middlesex Boro. The employment would be approximately 70.

They tried to design the building out of the landfill. Mr. Baker said send a memo to CME and there would be an informational session at the next meeting. SERA makes recommendation to the Council then it’s referred to the Planning Board for permitted use approval.

Mrs. Duffy said she felt this was a good idea and her only concern was the tractor trailer traffic but it was great to develop the property.

Councilman Zebrowski asked for motion to go into private session, Mrs. Duffy made motion; Councilwoman Roberts seconded, motion carried.

There was no discussion for Private Session

**Resolutions**

1. Amending the By-Laws of the Agency in regards to Reorganization Meeting and New Positions.

Councilman Zebrowski asked for motion to accept; Councilwoman Roberts made motion, Ms. Fisher seconded. Roll Call:

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

No: Mrs. Duffy

1. Appointing New Officers and Designating dates for Regular Meetings until December 2024.

Councilman Zebrowski asked for motion to accept; Councilwoman Roberts made motion, Ms. Fisher seconded. Roll Call:

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

No: Mrs. Duffy

Abstain: Mr. Scott

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1. Authorizing Contract with VMS Planning LLC for Planning Consultant Services for Year 2024.

Councilman Zebrowski asked for motion to accept; Councilwoman Roberts made motion, Ms. Fisher seconded. Roll Call:

Yes: Councilman Zebrowski, Ms. Fisher, Mr. Davis, Mr. Grillo, Councilwoman Roberts

No: Mrs. Duffy and Mr. Scott

1. Reintroducing 2023 Agency Budget

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

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

1. Approving the 2024 Temporary Budget

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

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

1. Approving Authorized Signatures on all Bank Accounts of the Agency

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

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

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Mike Baker explained this last resolution to the new Commissioners present.

1. Approving Indemnification Agreement for Off-Site Water Utility Improvements between Agency and Sayreville Seaport Associates Urban Renewal, LP.

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

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

**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.

**Adjournment – 7:45 PM**

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

Respectfully submitted,

Joan M. Kemble