

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION  
PUBLIC SESSION MINUTES  
MEETING - MARCH 28, 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, Robert Davis,  
Councilwoman Donna Roberts

ABSENT: Himashu Shah, Executive Director, Kevin Dalina

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

**Minutes**

Chairman John Zebrowski asked for motion to approve minutes from February 29, 2024.

Mr. Scott made motion to approve; Councilwoman Roberts 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, Councilwoman Roberts seconded. Roll call:

Yes: Councilman Zebrowski, Mr. Grillo, Mr. Scott, Ms. Fisher, Mrs. Duffy,  
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.) Councilwoman Roberts made motion to approve payment, Mr. Scott seconded. Roll call:

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

Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (m) through (s.) Mr. Scott made motion, Mrs. Duffy seconded. Roll call:

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

Mrs. Duffy questioned STK Services, Mr. Baker said it was Wayne Kronowski. Mrs. Duffy asked about the resolution stating to pay \$20,000 per year and it should be from April to December. Chairman Zebrowski stated the resolution will be amended to reflect this correction.

**Pending Matters**

**Waterfront Redevelopment**

Justin Cornell gave a brief update stating that during the past month the geotechnical work and access easement with JCP&L was completed and SSA finished the force main on the property and the MCUA. Bids for Bass Pro shop will be sometime in April. Both Mike and Dave said Aspire may have some additional requirements and they will report at the next meeting. Chairman Zebrowski inquired about a site trip; Dave said the only issue at the present time is that the ground is too wet and when it warms up site trips could be put together in small groups. Justin will reach out to everyone when the weather gets better.

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**New Business**

Joe Ambrosio gave a summary regarding the budget and audits. The budget presented 1/25/24 was adopted on 2/29/24. The 2024 budget will be introduced at the April meeting. Regarding Landfill 3 the council is considering changes to the Redevelopment Plan with changes recommended by SERA Planner. A sports developer may be interested in the Amboy Cinema property. Regarding the JCP&L Power Plant Chairman Zebrowski and the Planner met with First Energy and told them they need to work with the Borough officials as this is not in the Redevelopment Area.

Councilwoman Roberts talked about the website and pointed out that some old Redevelopment plans were on the website and suggested that these be updated then put on the SERA website. Chairman Zebrowski stated a chart of all the properties is in the works and all will receive a copy.

CME handed out updated booklets containing information on all the SERA / Borough Redevelopment Areas.

**Resolutions**

- A. A Resolution of the Sayreville Economic and Redevelopment Agency Establishing Salary for Agency Chief Financial Officer and Designating Dates for Workshop and Regular Meetings from April through December of 2024 and 2025 Reorganization Meeting.

Chairman Zebrowski asked for motion to approve resolution with the salary prorated. Councilwoman Roberts made motion; Mrs. Duffy seconded. Roll Call:

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

- B. A Resolution of the Sayreville Economic and Redevelopment Agency Approving Shared Services Agreement with the Borough of Sayreville for Administrative Services.

Chairman Zebrowski asked for motion to approve resolution. Ms. Fisher made motion; Councilwoman Roberts seconded. Roll Call:

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

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Ms. Fisher asked who drafted the resolution regarding shared services and asked what was covered. Chairman Zebrowski explained certain things that the Borough and SERA do. Mrs. Duffy asked who determines what goes where; Chairman Zebrowski explained there is no duplication of work, but a coordination of work. Anthony Iacocca said services such as payroll these are shared services. Mr. Grillo said that SERA is a separate entity and independent that is why; when it was created it was a separate agency.

**Private Session**

Chairman Zebrowski asked for motion to go into Private Session.

Councilwoman Roberts made motion; Mr. Davis seconded, motion carried.

Nothing to discuss

Chairman Zebrowski asked for motion to go close Private Session.

Ms. Fisher made motion; Mrs. Duffy seconded, motion carried.

**Public Portion**

Councilman Zebrowski made motion to open public portion.

No one spoke.

Chairman Zebrowski asked for motion to close the public portion. Councilwoman Roberts made motion to close the public portion, Mr. Scott seconded, motion carried.

**Commissioners Comments**

None

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**Adjournment – 7:20 PM**

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

Respectfully submitted,

Joan M. Kemble