**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – APRIL 24, 2014**

**Chairman Michael D’Addio opened the meeting at 6:00 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 Michael D’Addio, Vice Chairman Donald Newton, Commissioners Thomas Pollando, Dennis Grobelny, Raniero Travisano, Christine Spezzi and Councilman David McGill**

 **ABSENT: Joseph Ambrosio, Darrel Hartsfield and Councilman Art Rittenhouse**

**ALSO PRESENT: Michael Baker, Esq., David Samuel, Engineer**

**Authorization for payment of bills – Non NL**

**Motion to approve bills (a) through (j.) Mr. Grobelny made motion to approve payment, Councilman McGill seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mrs. Spezzi, Mr. Grobelny, and Councilman McGill**

**Authorization for payment of bills from Escrow Accounts**

**Motion to approve payment of bills (k) through (s.) Mr. Newton made motion, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mrs. Spezzi, Mr. Grobelny, and Councilman McGill**

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**Pending Matters**

1. **Waterfront Redevelopment**

**Dave Samuel said that not a lot of cleanup is being done at this time because of the required testing work. Brian has determined that he can fill in many of the holes. Brian has not started removing material from the site pending final approval from the State of Virginia. Prep of ISS which is the soil blending has begun with favorable results. The warmer weather will permit SSA to progress at a faster pace. Brian presented maps that showed the current location of open & closed excavations along with testing sites completed. Many of the testing results came back at or below permitted levels. He is optimistic that the reduction in the excavation volume will lower costs and speed up the working schedule.**

**The water removal work continues. Approximately 1 million gallons per day is being pumped. When site is complete, the net increase in the elevation will be 7 feet. All soil that was blended is tested before it is used as fill.**

1. **Chase Partners**

**Mr. Newton excused himself from the presentation by Mr. Wisniewski for Chase Partners.**

**John Wisniewski, Esq. appeared representing Chase Partners. Chase Partners is applying to the borough for a tax abatement agreement. The process is that the request must begin with Sera’s recommendation to the governing body. Chase Partners would like to give a short presentation to the board stating the need for the abatement but first they would like to get approval for a change in the architectural.**

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**The original plans were submitted to the Planning Board on 10/7/13. They would like to replace some of the siding with additional stone, which would enhance the exterior of the buildings. Drawings were presented and all liked the change.**

**Mr. Wisniewski stated that Chase has provided Sera with reports detailing the need for the tax abatement and introduced Mr. Bob Benake on the behalf of Chase Partners. Mr. Benake stated his extensive qualifications in addition to the qualifications of the other partners in his firm.**

**The proposal is for 148 total rental units consisting of 69 one bedroom, 57 two bedroom and 22 units of affordable senior housing. He provided the financial details of the requested 25-year tax abatement.**

**Mr. Baker noted that Sera doesn’t have the authority to approve the abatement but they will recommend approval of the pilot to the governing body. Any financial details would be between the Borough and Chase Partners.**

**Mr. Baker and Mr. Wisniewski agreed to schedule the resolution for the architectural changes at the next meeting. Chase will provide Sera with six color copies of the drawings with the changes for our files.**

**Resolution to go into Private Executive Session**

**Motion made by Mr.Grobelny seconded by Mr. Pollando, motion carried.**

**Mr. Newton returned.**

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**New Business**

**Mr. Baker would like to appoint a second assistant secretary for signing the resolutions when the Director and Secretary are absent.**

**Mr. Grobelny agreed to accept the position.**

**Brian presented a brief status report. When questioned by Mr. Baker he advised that he reports all information on the budget. Mr. Baker advised Brian that he must submit a detailed report to SERA and Gibson so that National Lead will release the FAA funds requested.**

**PUBLIC**

**Mr. D’Addio asked for motion to open to the public. Mr. Pollando made motion, Mr. Newton seconded, motion carried.**

**Mr. D’Addio asked for motion to close the public portion. Mr. Pollando made motion, Mr. Newton seconded, motion carried.**

**ADJOURN**

**Mr. D’Addio asked for motion to adjourn. Mr. Travisano made motion to adjourn; Mrs. Spezzi seconded, motion carried.**

 **Respectfully submitted,**

**Eileen M. Towlen**