**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JUNE 25, 2015**

**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 Raniero Travisano, Thomas Pollando, Dennis Grobelny, Councilwoman Vicky Kilpatrick, Councilman David McGill**

**ABSENT: Christine Spezzi and Darrel Hartsfield**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer, Michael Baker, Esq. and Anthony Iacocca, Esq.**

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

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick, Councilman McGill**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (h). Mr. Pollando made motion made to approve, Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick, Councilman McGill**

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**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (i) through (p.) Mr. Pollando made motion,**

**Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick, Councilman McGill**

**Pending Matters**

**Mr. D’Addio announced that the Agency would hear a presentation by MEC, Item C on the agenda.**

1. **Waterfront Redevelopment**

**Dave said he had good news today Brian called him and said that Pracel has been corrected; Dave will have his inspectors check. He said the site is progressing.**

1. **PRC-River Rd.**

**There is just one issue discussed at the last meeting they are working on age restricted.**

1. **MEC**

**Anthony Iacocca, Mike Baker and Dennis Grobelny left the room.**

**David Himmelman addressed those present and said they would be presenting a short presentation; he introduced Jeff Leher, Esq.**

**Mr. Leher addressed the application before the agency and gave a brief overview regarding the redevelopment agreement and asked that the agency consider adopting the concept plan with the exception of parcel 256 which was an amendment to the plan adopted on 4/23/15 by the Mayor and Council #2015-171 authorizing the Planning Board to research to include this parcel at their August 5th meeting. The Purchase and Financial Agreement will include the Pilot concept.**

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**Dan Busch PE addressed the agency and pointed out changes on the exhibit. He said they did a reconstruction of the infrastructure and changed what was on the western portion of the site to the southern portion. He said they would like to retain at least 50 trees on the site due to the flood plan. He said ingress would be on the northern end and egress on the southern end both one way drives. He addressed the basin on site and said they have made smaller and the site would only have one diesel tank instead of 2. He said the plant runs on natural gas; Don Newton asked if the oil tank would be sufficient; Mr. Busch said it should last for three days. Tom Pollando asked what energy company would be using the site Mr. Busch said it was a private entity; JCP&L could use the site but this would be separate. Joe Ambrosio indicated that the applicant has moved this tank so it is no longer in the way of the landfill.**

**David Himmelman addressed the agency and said they have had a preliminary financial agreement meeting with the professionals and the pilot would be based on the fixed cost; which he will share with the professionals and he believed it could be a minimum of approximately $1 million. The SERA appraiser shared their progress with the professionals. Joe said he would be talking to Mr. Diegnan to get together. Dave Himmelman asked for the Agency’s vote on the resolution and said they have made tremendous efforts to keep off the landfill.**

**Anthony, Mike and Dennis rejoined the meeting.**

1. **Deefield Equipment**

**This issue is regarding a tree/pumpkin farm and does not fall under the redevelopment project. The agency does not have jurisdiction and it needs to go before the Planning Board. There will be a resolution offered stating this tonight.**

**Dave spoke briefly about the Pumping station off Canal St. that the MCUA is looking to purchase. The Agency is the owner of a portion of the property so they are requesting assistance from the agency. Dave gave an overview of how the pumping station works and the areas it supports. He recommended that the agency go through the appraisal process and draft an agreement with the appraisal price to be added. The MCUA has a FEMA grant and needs to move on this issue.**

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**Resolution to go into Private Executive Session**

**Motion made by Mr. Travisano; seconded by Mr. Grobelny, motion carried.**

**New Business**

1. **RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY TO AUTHORIZING EXECUTION OF REDEVELOPMENT AGREEMENT WITH MIDDLESEX ENERGY CENTER LLC FOR SAYREVILLE LANDFILL #3 REDEVELOPMENT AREA.**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando made motion to approve resolution, Mr. Travisano seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Councilwoman Kilpatrick, Councilman McGill**

**Abstain: Mr. Grobelny**

1. **A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY RECOMMENDING THAT THE BOROUGH OF SAYREVILLE REFER TO THE PLANNING BOARD PROPOSED MODIFICATIONS BY REDEVELOPER PRC RIVER ROAD DEVELOPMENT, LLC WITH REGARD TO THE REDEVELOPMENT PLAN FOR THE RIVER ROAD AND GONDEK ROAD REDEVELOPMENT SITES.**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick, Councilman McGill**

**Abstain: Mr. Newton**

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1. **A RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY CONFIRMING NO JURISDICTION OVER A PROPSED TREE AND PUMPKIN FARM BY DEERFIELD EQUIPMENT CO.**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick, Councilman McGill**

**Abstain: Mr. Newton**

**Commissioners Comments**

**Councilwoman Kilpatrick addressed the IT issue and the Pointe and said that Brian was supposed to schedule. Joe said he would follow up. Mike D’Addio asked about the movie theatre; Dave said a recommendation will be drafted to the agency and said the agency should not act on the whole area.**

**Public Portion**

**Mr. D’Addio opened public portion.**

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

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

**Respectfully submitted,**

**Joan M. Kemble**