**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – SEPTEMBER 28, 2017**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Raniero Travisano, Thomas Pollando, Kevin Dalina, Councilwoman Vicky Kilpatrick, Councilman Pasquale Lembo**

**ABSENT: Rosetta Fisher, Dennis Grobelny**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer,**

 **Michael Baker, Esq., Anthony Iacocca, Esq.**

**Pending Matters**

1. **Waterfront Redevelopment**

**Nothing for Private Session**

1. **PRC – River Road - COAH**

**Joe addressed the COAH issued as a long standing project and said they are seeking to include a number of COAH units and submitted a proposal of 136 units age targeted and 80 units market value at their meeting last week. Mike D’Addio said 136 units would really help the COAH issue; Bob Kay gave the numbers stating that 22 would be 1 bedroom, 61 2 bedroom. Mike Baker said he would build whatever the Agency requires as long as the price is right; Tom Pollando said the numbers need to be corrected first. Mike D’Addio felt that 25% (2 bedroom) is too high a figure. Dave suggested meeting with the applicant and tell him the desire is 1 bedroom units knowing that he will want some 2 bedroom. The judge has given the Borough 60 days to work out the COAH issue. Councilwoman Kilpatrick said the Agency needs to give the judge a concept plan and try to eliminate the 2 bedroom units. Dave said all have to recognize this is based upon tax credits for affordable units. Credits will not be for 2017 but if shown property for affordable units tax credits will be for 2018. Councilwoman Kilpatrick discussed the idea of the 2 bedroom units for Veteran’s Preference. Mike Baker felt another meeting should be held and once all are good with 136 units the judge would be agreeable.**

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**Councilman Lembo asked about the NL Site; Mike Baker said Bob Kay is on record to purchase; Mike D’Addio said this has been going on for 16 years and they have no interest in building on the site out of the 20 acres 3-4 acres are contaminated. Dave said they would have to put out money to clean up and do extensive testing as it is contaminated from the Water Treatment Plant. Councilman Lembo asked if National Lead still owns the property, Dave said they do. He said it’s hard to justify when you don’t know how much contaminated clean-up will be involved. Mike Baker said if it’s too contaminated it may not be worth it; Dave said maybe they would have to clean up the property before it can be sold. Or, possibly Bob Kay could get cheaper and do clean up if price was right. A discussion took place to hold another subcommittee meeting to discuss all these issues.**

**Tom Pollando asked that Joe set up a meeting ASAP regarding the Gondek Drive, National Lead and River Road locations. Mike D’Addio said he would really like PRC back specifically about this Gondek Drive project. Dave said the Agency will want him to do COAH units as required by the Planning Board. Councilwoman Kilpatrick said they will need to provide 15% COAH. Mike Baker said the Planning Board did not impose any COAH units when they went before them; Dave said this is a problem. Mike Baker said they will just be told they need to meet the COAH obligation.**

**Mr. D’Addio asked for motion to close private session and resume meeting in public session. Mr. Pollando made motion; Mr. Travisano seconded, motion carried.**

 **Respectfully submitted,**

 **Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – SEPTEMBER 28, 2017**

**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 Don Newton, Commissioners: Raniero Travisano, Thomas Pollando, Kevin Dalina, Councilwoman Vicky Kilpatrick, Councilman Pasquale Lembo**

**ABSENT: Rosetta Fisher, Dennis Grobelny**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Jay Cornell, Engineer, Michael Baker, Esq., Anthony Iacocca, Esq.**

**Approval of minutes from prior meetings: 6/22/17, 7/20/17 & 8/17/17**

**Mr. D’Addio asked for motion to approve the minutes for the prior meetings. Mr. Pollando made motion to approve the minutes; Mr. Travisano seconded. Roll call:**

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

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

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

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

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

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

**Pending Matters**

1. **Waterfront Redevelopment**

**Mark Toro, Managing Partner of North American Properties addressed the Agency and gave a presentation as the new developer of the Pointe. He stated he is an original New Jersey resident and attended Rutgers University. He handed out copies of a mixed use project he designed in Alpharetta, Georgia and how he hoped to use this as an example of the project at the Pointe. He gave a brief overview and history of the site being presented in 1999, adopted in 2007, O’Neill Properties being selected in 2008 and SERA plan approval in 2009 at which time the remediation began. Don Newton asked if there was a timeframe for the Bass Pro Shop Mr. Toro said they are negotiating a date of 4/19/2018. They are working very closely with Prudential to continue with the entire project. Dave said that amenities are required as a condition to be considered for redevelopment pilot as an ad on as well as the density of the site.**

**Mr. Toro stated there will be 626 residential units; Tom Pollando asked about office buildings; Mr. Toro said that will be changed. Mike D’Addio asked about a concept plan; Mr. Toro said they should have by December and will work with the Agency. Tom Pollando suggested a meeting at the high school and press conference when the plan is solidified. Mr. Toro stated the site has tremendous potential and described it as being residential over retail with restaurants. He compared the site to the “Avalon” site they completed in Georgia and briefly went over the hand out of the site. They are seeking to be named the redeveloper of the site and will be completing the remediation of the site by next year. They will be announcing the joint venture on November 9th. They are currently in the process of the lease with Bass Pro Shops to get the construction up and running ASAP. He stated the original plan called for a large regional**

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**mall and this will be changing. They will be coming back before the Agency for pilot changes and site plan redevelopment.**

1. **MEC**

**Joe stated that the Council recently approved a reduction in the Pilot Program.**

1. **PRC – River Road**

**Dave Samuel suggested that a meeting be held with PRC and the subcommittee.**

**Resolution to go into Private Executive Session**

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

**New Business**

**None**

**Commissioners Comments**

**None**

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**Public Portion**

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

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

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

 **Respectfully submitted,**

**Joan M. Kemble**