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John Zebrowski
Chairman

TO: Chairman, John Zebrowski & Commissioners
FROM: Himanshu Shah, Executive Director
DATE: September 12, 2024
SUBJECT: Executive Director's Report

1. **SAMS Registration for FTA Grant**

The SAMS registration process has been completed, and we are now working through the checklist to submit the necessary documentation for the grant application.

2. **SERANJ.GOV**

The domain SERANJ.GOV is in the process of being registered, which will allow the creation of an independent website for SERA. This website, along with a strong social media presence, is essential for public relations and marketing efforts to increase visibility.

3. **Sunshine Biscuit Property Redevelopment**

The existing building on the Sunshine Biscuit property is currently 870,000 sqft and has prior planning board approval for an additional 200,000 sqft expansion, which would bring current totals to 1.12 million sqft. Developers Hanover Company has proposed the demolition of the current outdated building and the construction of two new modern high use warehouses, resulting in a total of 700,000 sqft. Hanover Company will be submitting an application for redevelopment to SERA. A resolution is requested to recommend the site be included in an ANR study.

4. **Trammel Crow Phase II**

Phase II of the Trammel Crow project involves the development of a connection road between Cheesquake Road and Jernee Mill Road. SERA Executive Director and Engineer have met with Trammel Crow to discuss the development of the new connection roadway and additional development plans.

5. **Downtown Study**

A needs assessment survey has been distributed to the Commissioners, Council, Planning

Board, and Zoning Board of Adjustments to gather insights for the downtown area. Later in the meeting the results and recommendations will be presented by Ceasar Claro.

6. **BDA Quarterly Meeting**

Parcel A is fully remediated and capped. A management agreement is still needed between Middlesex County and NJDEP/Green Acres to release the parcel from SERA/SSA ownership. Parcel B has received a GP4 permit, and testing will begin after gaining access from the cinema site. Parcel C has undergone 95% of radiological cleanup, with capping nearly finished and Phase 1 fully approved.

7. **Riverton Updates**

Riverton Team provided a site tour for Parcel C to commissioners Grillo, Fisher, Parikh, Scott and Roberts. Bass Pro is preparing for construction with ground prep underway and construction expected to begin soon. Gateway Services area, including Chick-fil-A and Quick Check, will begin construction next year. Billboard demolition will be scheduled in coordination with the Turnpike Authority. As per the agreement, SSA will continue paying SERA for the lease.

8. **Riverton Bond Issues**

SERA, at the request of SSA, will issue bonds backed by the PILOT revenue from Riverton. SERA will need LFB approval to issue bonds. Riverton/SSA has assured SERA it will meet annual amortization payments. SSA has requested to complete the bond process by July 2025.

9. **Riverton NJDEP Discharge to Ground Water (DGW) Permit**

On the recommendation of SERA Attorney, a permit application has been signed by the Executive Director for Riverton to conduct groundwater injections to attempt to control acidity levels.