

**SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY  
“SERA”**

**MINUTES OF January 9, 2025**

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Chairman Zebrowski and opened with salute to the flag. Chairman Zebrowski announced that the meeting was being conducted in accordance with the Open Public Meeting Law P.L. 1975, c231, Public Law, 1975.

SERA Commissioners that were present were: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

Absent Commissioners: Ms. Duffy

Also present were: Mr. Shah, Mr. Schlichte, Mr. Kronowski, Mr. Baker, Esq., Mr. Iacocca, Mr. Samuel, Mr. Cornell,

**AT THIS TIME, THE MEETING WAS OPENED:**

**Chairman Zebrowski asked the Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary had stated, yes.**

**Re-organization Resolution 2025.01.02 – Resolution Establishing Agency Officers for Calendar year 2025:**

**Mr. Grillo made a motion to appoint Mr. Zebrowski as Chairman; Seconded by Mr. Davis**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Grillo, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**Chairman Zebrowski made a motion to appoint Mr. Grillo as Vice-Chairman; Seconded by Councilwoman Roberts.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Grillo, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**MINUTES:**

**Mr. Scott made a motion to approve the minutes from December 12, 2024; seconded by Councilwoman Roberts.**

**ROLL CALL:**

**YES: Mr. DeWise, Ms. Fisher, Mr. Grillo, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO: n/a**

**ABSTAIN: n/a**

**ATTORNEY REPORT:**

**Mr. Baker, Esq. discussed briefly Resolution 2025.01.07 with regard to the collapsed drain pipe and the need for replacing the pipe and constructing a headwall. The second item Mr. Baker, Esq referred to Resolution 2025.01.01. He discussed the attached plan that was added and would refer to Mr. Samuel to discuss in further detail.**

**Mr. Baker, Esq. no further comment.**

**ENGINEER REPORT:**

**Mr. Samuel informed the Commissioner about a recent meeting with the MCUA to discuss the repair of the storm water sewer under the Conrail tracks and the construction of the headwall. The pipes discharge in that direction of the headwall. CME would recommend if the chance of Main Street by-pass (or any road) would be constructed in this area, SERA reserves the right to modify this structure as needed. MCUA has agreed to this modification.**

**Mr. Cornell discusses the sanitary sewer easement near MCUA. The older easement was larger than necessary, SSA and MCUA worked together and are in agreement the smaller easement is acceptable. Mr. Cornell discusses Riverton. Great progress with Bass Pro and they are bringing utilities from the road to the site.**

**No further comment from Engineers.**

**Mr. Grillo was excused from the meeting.**

**EXECUTIVE DIRECTORS REPORT:**

**Mr. Shah refers to his letter dated January 9, 2025.**

- 1. Riverton Project Update - Progress continues on the site as development moves forward. Significant progress has been made on the structure, and they are now in the process of running utility connections from the street to the building site. A New Year update meeting is being scheduled for later this month with the Riverton Team and SERA to review the latest milestones and upcoming plans. A topping-out ceremony will be planned for March to celebrate the milestone of completing the steel framework as the project advances.**
- 2. River Road Site Redevelopment – This morning SERA met with a developer to discuss the potential redevelopment of the former JCP&L power plant on River Road. The proposed project presents an opportunity to bring a clean energy facility to the community. The project will not result in any increased traffic. Additionally, it will support job creation, providing employment opportunities during the construction phase and few long-term positions for ongoing maintenance and management. More details of the project will be available after we receive the developer’s application.**
- 3. Payment for sidewalk repair – The SERA owned property off of Sayreville Blvd has a damaged sidewalk that needed to be repaired. The Borough has engaged Accurate Concrete Inc of South Amboy to remove 220 SF of damaged sidewalk on Sayreville Blvd. and replace it with new 4” thick concrete. SERA will be approving the reimbursement to the Borough at the February meeting in the amount of \$6,000.00**
- 4. SERA Podcast Initiative – The podcast equipment for SERA has arrived and has been set up and tested by Mr. Dalina. Starting next week, we will begin recording podcasts, with the first episode focusing on an introduction to SERA and the functions of the agency. This initiative aims to enhance outreach and promote redevelopment projects through high-quality video and audio content, engaging Sayreville residents in a modern and accessible format. The podcast equipment will all be made available to the Borough for their us as well.**
- 5. New Social Media Presence for SERA – We are excited to announce that the SERA has officially launched its presence on Facebook and Instagram. These platforms will serve as key tools to keep the community informed and engaged with our redevelopment efforts and initiatives. Facebook: Follow us at Sayreville Economic & Redevelopment Agency for updates on projects, meeting schedules, community events and more.**

**Instagram Stay connected on @sayrevilleSERA for redevelopment highlights and interactive stories. These platforms are part of our commitment to increasing transparency, sharing progress and fostering stronger connections with Sayreville residents and stakeholders. From exciting project milestones to opportunities for community input, we'll be providing regular updates and engaging content to keep you in the loop. We encourage everyone to follow, like and share our pages to help spread the word about the exciting developments happening in Sayreville.**

**6. Draft Letters for Commissioner Review**

**a. Downtown Revitalization Outreach: A draft letter has been prepared to engage business and property owners in the downtown zone. This letter invites stakeholders to share their vision for a revitalized downtown, building on findings from the Downtown Redevelopment Study. It emphasizes the importance of community input in shaping a thriving, dynamic downtown that benefits businesses, residents and visitors.**

**b. Area in Need of Redevelopment Communication**

**A separate draft letter has been prepared for property owners in the recommended designated areas, including Main Street & Crossman Road and the Ernston Road/mini mall area. This letter explains the “Area of Need of Redevelopment” designation, addressing potential concerns and clarifying that the designation does not involve condemnation. It highlights the redevelopment process, its goals and potential benefits, such as attracting investment, improving infrastructure, and fostering economic growth.**

**Mr. Shah, no further comment.**

**Mr. Schlichte provided the commissioners with 2025 Agency Goals & Objectives.**

**1. Advance Key Redevelopment Projects**

- a. Ensure timely progress on active projects like Riverton and other designated redevelopment based on strategic value and community impact.**
- b. Strengthen partnerships with developers to keep projects on schedule and within scope.**

**2. Enhance Community Engagement**

- a. Launch the SERA podcast to improve transparency and communicate updates to residents.**
- b. Host forums, workshops or event to gather input on redevelopment projects.**
- c. Develop clear accessible materials to educate the public on the redevelopment process and its benefits.**

**3. Strengthen Collaboration with Stakeholders**

- a. **Build stronger relationships with property and business owners through regular outreach and communication.**
  - b. **Coordinate more effectively with the Planning Board, Mayor's Office and Borough Council to align redevelopment goals.**
  - c. **Seek input from community organizations and residents to ensure redevelopment aligns with local needs.**
- 4. Promote Economic Growth**
- a. **Attract diverse businesses to Sayreville, emphasizing local job creation and economic stability.**
  - b. **Support the revitalization of downtown to create a vibrant hub for businesses, residents and visitors.**
  - c. **Identify and address barriers to economic development, such as infrastructure needs or zoning updates.**
- 5. Improve Operational Efficiency**
- a. **Streamline internal processes to ensure timely completion of tasks and projects.**
  - b. **Implement tracking systems to measure progress on redevelopment initiatives and report to stakeholders.**
  - c. **Provide professional development opportunities for staff to enhance expertise in redevelopment and urban planning.**

**Mr. Schlichte, no further comment.**

**AUTHORIZATION FOR PAYMENT BILLS:**

**Total Amount: \$41,227.60 (Operating Exp. \$29,458.10 & Escrow \$11,769.50)**

**Mr. Scott made a motion to approve; seconded by Mr. Davis.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**MEMORIALIZATION OF RESOLUTIONS:**

**Resolution 2025.01.01 – Resolution Terminating Existing 1958 Easement & Establishing New Sanitary Sewer Easement Regarding Blk 256.01, Lot 24 (Formerly part of Blk 257, Lot 3.04). Mr. Scott made a motion to approve; seconded by Mr. Davis.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**Resolution 2025.01.03 – Resolution establishing employee’s salaries for calendar year 2025. Mr. Scott made a motion to approve; seconded by Mr. Davis.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**Resolution 2025.01.04 – Resolution establishing meeting schedule for Calendar year 2025. Mr. Scott made a motion to approve; seconded by Councilwoman Roberts.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**Resolution 2025.01.05 – Resolution referring to Planning Board the Former JCP&L Power Plant. Councilwoman Roberts made a motion to approve; seconded by Mr. Davis.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, and Chairman Zebrowski**

**NO:**

**ABSTAIN: Mr. Scott**

**Resolution 2025.01.07 – Resolution of the Sayreville Economic and Redevelopment Agency Authorizing the Granting of Easements in favor of the MCUA for the Reconstruction of Collapsed Storm Sewer line and Construction of a New Headwall regarding Blk 257.01, Lot 4. Mr. Scott made a motion to approve; seconded by Councilwoman Roberts.**

**ROLL CALL:**

**YES: Mr. Davis, Mr. DeWise, Ms. Fisher, Mr. Parikh, Councilwoman Roberts, Mr. Scott and Chairman Zebrowski**

**NO:**

**ABSTAIN:**

**Public portion was opened and closed. No public attended.**

**Mr. Scott made a motion to adjourn; seconded by Mr. Davis. Meeting ended at 7:09 p.m.**

**Respectfully submitted,**

**Beth Magnani  
SERA Recording Secretary**