

SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY
“SERA”

MINUTES OF November 14, 2024

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, Ms. Duffy, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

Absent Commissioners: Mr. DeWise, Ms. Fischer and Mr. Grillo

Also present were: Mr. Shah, Mr. Schlichte, Mr. Baker, Esq., Mr. Cornell, Mr. Kronowski, Ms. Sawant (via zoom)

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.

MINUTES:

Councilperson Robert made a motion to approve the minutes from October 10, 2024; seconded by Mr. Scott.

ROLL CALL:

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker Esq advised the commissioners there are a few resolutions later in the meeting to discuss and approve. There will be a small presentation this evening from Hercules Redevelopment discussing the “blue road” bypass. Prior to any further development, an amendment to the redevelopment plan must be approved.

Mr. Scott recused himself during this presentation.

Andrew Norin, Partner from Faegre Drinker Biddle & Reath, LLP represents TCNE Metro Development Inc. that is an affiliated to Trammel Crow Company. They are the contract purchaser of Section III within the Hercules redevelopment plan. Trammel Crow has spent a lot of time, effort and money trying to investigate the viability of the blue road and the conclusion has been made this is not feasible to construct based on the current plan.

Mr. Kevin Webb, PE with Langan Engineering. He refers to the Section I amendment. Conrail would not provide consent with the crossing near the split of the main line and North South line. Conrail and Dept. of Transportation “DOT” feels the crossing is too close to the switch “y” intersection. Mr. Webb stated as of a result of this, they have deleted the blue road. The green road would end at a cul-de-sac. Section II and Section III would use service of the red road.

Mr. Cornell and Mr. Shah are both in agreement with the use of the red road.

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

ENGINEER REPORT:

Mr. Cornell states in his report that Bass Pro above ground steel work has begun. Other work around the Riverton site includes foundations for the traffic signals at the various intersections and they continue to work on the pump station.

Mr. Cornell stated, no further comment.

EXECUTIVE DIRECTORS REPORT:

Mr. Schlichte refers to his letter dated November 14, 2024.

Item #1 The Registration process for the System for Aware Management “SAMS” has been successfully completed as part of the ongoing application for the Federal Transit Administration “FTA” grant. As far as we are aware, all required documentation, including financial statements and compliance certifications, has now been submitted to the “FTA”. We are currently awaiting their review and the subsequent processing of our application. We anticipate receiving updates from the “FTA” in the coming months and will keep the team informed of any progress.

Item #2 – Riverton Project continues with significant progress, with the construction of the Bass Pro Shop advancing on schedule. Foundational work is on going and vertical construction has begun. Additionally, Chick-Fil-A and QuikChek are expected to submit their permit applications to the Borough in the near future. This marks an important step forward as these developments are key components of the overall project, contributing to the site’s retail mix and customer draw.

Item #3 – The Arsenal/Hercules project has a resolution for amendments to the redevelopment plan are included in tonight’s meeting, focusing on designating the “Red Roadway Route” as the connection between Cheesequake Road and Jernee Mill Road. This amendment is a critical element of the overall redevelopment of the site and aims to enhance traffic flow and accessibility in the area. Discussions have involved coordination with multiple stakeholders, from Hercules, Trammel Crow and SERA and they have reached consensus with these amendments.

Item #4 – Brownfield Redevelopment Area “BDA” has a scheduled meeting to discuss the ongoing initiative with the “BDA” has been postponed to December due to unforeseen scheduling conflicts among key stakeholders. Despite this delay, all necessary documentation and preparatory material have been compiled, ensuring that we can proceed efficiently once the new meeting date is confirmed. This upcoming session will be pivotal in finalizing plans for site remediation and redevelopment strategies moving forward.

Item #5 GIS System that SERA has requested CME to do an update tot the Borough Geographic Information System “GIS” to included additional data layer and information. To facilitate ongoing access and utilization of this upgraded system, SERA will be acquiring three (3) user licenses. This investment will allow key team members to fully leverage the GIS capabilities for project analysis and decision-making.

Item #6 – Area in Need of Redevelopment updates as the recommendation for the Sunshine Biscuit Site to be studied as a possible are in need of redevelopment by the Planning Board, as approved by the SERA commissioners, have been finalized and are set to be present to the Planning Board. The hearing is scheduled for the Planning Board’s first meeting in January. Additionally, on tonight’s agenda is a resolution to amend the previous recommendation to the Planning Board that the mini mall area on Route 9 and Ernston Road be studied as a possible area in need of redevelopment, to also include three (3) parcels across Ernston Road. This adjustment will support our strategic development initiative, aimed to revitalizing key sections of the Borough.

No further comment.

Mr. Kronowski provided the commissioners the 2025 Budget introduction. Based in September he provided the detail of the budget to the commissioners. The budget that was received is the official document for questions. Public hearing will be on December 12th, next meeting.

Ms. Duffy requested clarification on salaries and fringe benefits. Back up will be provided to her prior to the hearing.

AUTHORIZATION FOR PAYMENT BILLS:

Operating Expenses Total \$27,930.43 (Operating Exp. \$22,959.43 & Escrow \$4,971.00)

Mr. Scott made a motion to approve; seconded by Councilperson Roberts.

ROLL CALL:

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

MEMORIALIZATION OF RESOLUTIONS:

Resolution 2024.11.37 – Resolution of the SERA amending a certain 2024.10.32 resolution adopted on October 10, 2024 requesting Borough Council refer to the Planning Board various properties within the Borough for the study as areas in need of redevelopment.

Councilperson Robert made a motion to accept; seconded by Mr. Davis:

ROLL CALL

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts and Chairman Zebrowski

NO: Mr. Scott

ABSTAIN:

Resolution 2024.11.38 – SERA resolution authorizing of the Reason of the Delay in submission for the 2025 Budget

Mr. Scott made a motion to accept; seconded by Councilperson Robert:

ROLL CALL

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

Resolution 2024.11.39 – Introduction of 2025 Authority Budget Resolution

Councilperson Roberts made a motion to accept; seconded by Mr. Davis:

ROLL CALL

YES: Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN: Ms. Duffy

2024.11.40 – Resolution of SERA adopting a procurement policy

Mr. Davis made a motion to accept; seconded by Councilperson Roberts:

ROLL CALL

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

2024.11.41 – Resolution recommending amendment to the Hercules redevelopment plan changing required access to Jernee Mill Road from the blue roadway route to the red roadway route.

Mr. Davis made a motion to accept; seconded by Councilperson Roberts:

ROLL CALL

YES: Ms. Duffy, Mr. Parikh, Councilperson Roberts and Chairman Zebrowski

NO:

ABSTAIN: Mr. Scott

Public portion was opened and closed. No public attended.

There was no executive session

Mr. Davis made a motion to adjourn; seconded by Councilperson Roberts.

The Meeting ended at __: __PM

Respectfully submitted,

Beth Magnani

SERA Recording Secretary