**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JANUARY 26, 2023**

**Chairman Michael D’Addio opened the meeting at 6:40 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, Commissioners: Frank Bella, Kenneth Scott, Kevin Dalina, Bernie Bailey, Councilwoman Mary Novak, Councilwoman Donna Roberts**

**ABSENT: Dennis Grobelny, Rosetta Fisher**

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

**Approval of Minutes**

**December 8, 2022**

**Mike D’Addio asked for motion to approve minutes. Councilwoman Novak made motion to approve minutes, Councilwoman Roberts seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

**Abstain: Mr. Dalina**

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

**Motion to approve bills (a) through (j). Mr. Scott made motion to approve payment, Councilwoman Novak seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

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**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (k) through (l). Mr. Scott made motion made to approve, Councilwoman Novak seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

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

**Councilwoman Roberts seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

**New Business**

**In-Site Development gave a presentation on a second Self-Storage location on Main Street adjacent to Gillette Senior Apartments and Garden State Parkway South Ramp in the Redevelopment Zone. Lawrence Sachs, Esq. addressed the Agency stating it would be a brief presentation by Thomas Muller, Eng. Mike Baker stated this was the 1st phase of the application with no vote just the presentation.**

**Thomas Muller, Eng. From Dynamic Engineering handed out a site plan package to all present showing an aerial view of the site. He described the undeveloped site as well as, the surrounding area. They are seeking approval to develop a 5 story self-storage building with the frontage being on Main Street. The building will have a 30 ft. driveway with 18 parking spaces. They have met with Jersey Central Power & Light as there is an easement on the property which JCP&L has approved them using. The plan does not touch the wetlands site near the property and they will comply with all ordinances. Dave said this has been a problem site for many years and other applications proposed were high intensity uses and very difficult to develop on this site. He said this is a good use and the Agency will have to look at all the issues and this will require a possible amendment to the redevelopment plan stating the self-storage use is permitted in the zone. Mr. Muller stated that the strip next to the site belonged to National Lead and they have tried to reach out to them with no response. A discussion on the site requirements took place and a description of the building and the surrounding area that should not be affected by the height of the building.**

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**Dave said the appearance of the building was very nice and the meeting with JCP&L regarding the easement. Mr. Bailey said he was happy to see this type of development on this property. The owner said his team worked very hard with JCP&L to get approved.**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave stated they are working on a timeline and has supplied a draft tonight to the commissioners in their packet which describes and shows everything happening on the site. Work continues also meetings with Bass Pro Shop.**

1. **In-Site Development – Club Pure**

**Mike Baker said that the past year this has been in discussion due to the conditions on the site. He said there is a Pilot Agreement draft for Council approval of the developer in agreement it is strictly a Council decision and he made a recommendation for approval. Mr. Bella asked how extensive was contamination on the site? Dave said it was not contamination just garbage and construction debris on less than 50% of the site. The Pilot will bring in more revenue to the Borough.**

1. **Sayreville Landfill III Site**

**Mike Baker stated a Redevelopment Agreement was asked for and the professionals are comfortable with this request and they recommend it be sent to the Mayor and Council. Dave suggested the Agency invite the Business Administrator and Borough Attorney to a meeting and give a history of the site along with agreements on all site issues for them to bring to the Mayor and Council. All were in agreement.**

**Mr. D’Addio asked for motion to go into private session. Councilwoman Novak made motion; Councilwoman Roberts seconded, motion carried.**

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**New Business**

* **Resolution of SERA Requesting Borough to consider a PILOT in connection**

**with In-Site Route 35 Development Plan**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Scott made motion to approve Resolution, Councilwoman Novak seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

**No: Mr. Bella**

* **Resolution for Sayreville Landfill III Site Recommended Purchase**

**Agreement to the Borough Council**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Scott made motion to approve Resolution, Councilwoman Roberts seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts**

**Commissioners Comments**

**None**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Scott made motion to open public portion, Councilwoman Novak seconded, motion carried.**

**No one spoke**

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

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**Mr. D’Addio asked for motion to adjourn. Councilwoman Novak made motion to adjourn; Councilwoman Roberts seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**