

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION
PUBLIC SESSION MINUTES
MEETING – FEBRUARY 23, 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, Rosetta Fisher, Bernie Bailey, Councilwoman Mary Novak, Councilwoman Donna Roberts

ABSENT: Dennis Grobelny

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

Approval of Minutes

January 26, 2023

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

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

Abstain: Ms. Fisher

Authorization for payment of bills – Non NL

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

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

SERA MINUTES

PUBLIC SESSION MINUTES – FEBRUARY 23, 2023

PAGE TWO

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

Yes: Mr. D’Addio, Mr. Scott, Mr. Dalina, Ms. Fisher, 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.) (l) through (x.) Mr. Scott made motion, Councilwoman Novak seconded. Roll call:

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

Pending Matters

A. Riverton

Jennifer Smith addressed those present she stated that there were two items Bass Pro needs to consent to for Planning Board Preliminary and Final Site Plan approval. They need to amend for the Bass Pro footprint which has changed a little and shown on the report dated 2/14/23. This complies with the need to get into construction soon; they will return to the Agency for the parking lot.

Joe Ambrosio swore in Michael Black, Sr. Director of Construction for Bass Pro Shops, from Springfield, Missouri. Mr. Black stated that Bass Pro requires a certain look and feel to their stores. He described changes shown on the rendering presented moving the boat show room to the rear and the receiving area to the corner of area. The will landscape area. Food and beverages will be in the front of the building. Entry to Riverton will be added the rendering showing the top recreation area, the second the boat showroom and the third change rear of building. Jennifer Smith stated that the building will not be bigger or taller with these changes.

Mark Feta, trained Engineer/Architect and hands on builder has the role of director of development and construction for Riverton. Dave S. said he's been working with Mark who presented changes in compliance to the redevelopment plan and recommends approval. He briefly described the building as well as, the section along Chevalier Ave. and the Garden State Parkway showing how the building sits up higher. In order to start the building they need permits he will talk to Construction and he wants to be able to present to the Planning Board. Mark said the sub-division involves the gateway uses between the Church and primary roads on the eastern half of the village. He addressed the storm water management facility and an additional lot for a pump station and will sub-divide a lot 2 for JCP&L to build substation for Parcel C as this is necessary for the village; Dave has reviewed this issue and it is necessary and also in compliance.

6:45 PM – Ken Scott joined the meeting

B. Waterfront

Dave said work continues with the remediation; Mike Baker said he has resolution for off-site water line and recommends approval with the required changes discussed, then it can be recommended to the Mayor and Council.

Mike Baker said we have a BDA meeting with DEP in March. Ken Scott, Mike D'Addio and Frank Bella will join the meeting.

C. In-Site Development – Club Pure

Nothing to discuss

D. Sayreville Landfill III Site

Mike Baker stated the professionals met with the Business Administrator to bring the Borough up the speed on the project

E. InSite Main St.

The next step is designating them conditional redeveloper. Councilwoman Roberts asked if the Master Plan was being met; Dave said the development will require some minor amendment to the RDP area. The plan amendment will address any issues and then go before the Mayor and Council which is normal on a redevelopment project as things change.

Mr. D'Addio asked for motion to go into private session.

Nothing to discuss

Mike Baker addressed the billboard and the 2020 Agency Authorization to Riverton for a 2 year lease. In 2021 the Agency approved amending the lease to 10 years; they will want to take the billboard down but continue to pay the rent. He suggested the Amendment be discussed at the next meeting.

New Business

- Resolution of the Sayreville Economic and Redevelopment Agency Consenting to Redeveloper's Proposed Application to Sayreville Planning Board for Preliminary and Final Major Subdivision Approval for Riverton Village Phase II in connection with Waterfront Redevelopment Project

Mr. D'Addio asked for motion to approve Resolution. Mr. Dalina made motion to approve Resolution, Councilwoman Novak seconded. Roll call:

Yes: Mr. D'Addio, Mr. Scott, Mr. Dalina, Ms. Fisher, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts

- Resolution of the Sayreville Economic and Redevelopment Agency consenting to Redeveloper's Proposed Application to Sayreville Planning Board for Amended Site Plan Approval regarding proposed Basspro Building Footprint in connection with Waterfront Redevelopment Project.

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

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

SERA MINUTES

PUBLIC SESSION MINUTES – FEBRUARY 23, 2023

PAGE FIVE

- **RESOLUTION OF THE SAYREVILLE ECONOMIC AND REDEVELOPMENT AGENCY DESIGNATING INSITE DEVELOPMENT PARTNERS, LLC AS CONDITIONAL REDEVELOPER OF REAL PROPERTY LOCATED AT MAIN STREET (CR-670) AND GARDEN STATE PARKWAY**

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

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

- **Resolution of the Sayreville Economic and Redevelopment Agency Recommending Development Agreement for Off-Site Water Utility Improvements to the Borough of Sayreville in connection with Waterfront Redevelopment Project**

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, Ms. Fisher, Mr. Bella, Mr. Bailey, Councilwoman Novak, Councilwoman Roberts

Commissioners Comments

Frank Bella asked about the Pilot Program; Mike Baker explained the criteria and how it is only for redevelopment areas and what the business needs to show why and how the Pilot will work and whether or not the project is doable or not.

Public Portion

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

Joe Carman – Ernston Road – Stated that he lives across the street from the proposed Mosque and was told by the Mayor the sale of this property was illegal.

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

SERA MINUTES

PUBLIC SESSION MINUTES – FEBRUARY 23, 2023

PAGE SIX

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joan M. Kemble". The signature is written in a cursive style with a large initial "J".

Joan M. Kemble