# SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION

# PUBLIC SESSION

# MINUTES MEETING - MARCH 23, 2023

Chairman Michael D'Addio opened the meeting at 6:30 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: Kenneth Scott, Kevin Dalina, Rosetta Fisher, Councilwoman Mary Novak, Councilwoman Donna Roberts

ABSENT: Dennis Grobelny, Bernie Bailey

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

## Approval of Minutes

February 23, 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, Ms. Fisher, Councilwoman Novak, Councilwoman Roberts

## Authorization for payment of bills Non NL

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

# Yes: Mr. D'Addio, Mr. Scott, Ms. Fisher, Councilwoman Novak,

Councilwoman Roberts

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

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

Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (j) through (t.) Mr. Scott made motion, Councilwoman Novak seconded. Roll call:

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

Pending Matters

## A. Waterfront – Amendments to Billboard Site

Mike Baker addressed the billboard and the 2020 Agency Authorization to

Riverton for a two (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 corrected to match the redevelopment change to the lease. Councilwoman Roberts asked if this was a digital sign, Mike Baker said they can’t do that and they are going to be taking the sign down.

B. Trammel Crow (Extension of Roadway Adjacent Redevelopment Site)

Dave Samuel briefly discussed the history when the redevelopment plan was first approved for the site of 3 warehouses which would require an extension to Jernee Mill Road and Hartle Street was the second alternative as there was some difficulty getting a crossroad.

# THREE

Andrew from Trammel Crow addressed the Commissioners he presented a color-coded rendering of road extension plans they have been processing as this is an important road for the project. Conrail addressed the issue stating they do not permit road crossings within 300’ of the switch. Trammel Crow researched this comment which did have legitimate safety concerns, confirmed by a rail consultant they hired, Invision, located in both Philadelphia and Mulica Hill, NJ. Addressing the blue section he stated that no solution made any sense. Other alternatives they suggested was Red Road; Dave suggested if second road needed this could be down the road. Andrew talked about the 1 ½ mile long part of Hercules long road to Jernee Mill connection doesn’t feel like a bypass road and this would be the least option. He stated the purple section would be viable with acquisition of three properties DEP would need to approve wetland fill as there would be 500’ to Jernee Mill and 200’ to Hartle St. The orange section was a good alternative working with Red Oak Power they would reconfigure; they had a discussion with Tom Miller from Red Oak and he stated they would be open to discussing. Dave indicated that Red Oak Blvd. between railroad and Red Oak was privately owned. Mike D’Addio said going over the tracks was discussed awhile ago and was too expensive. Andrew said they are also dealing with power lines. Kevin Langan stated they are trying to cross as perpendicular as possible. They further discussed the purple area versus the blue stating that the blue was more favorable. He stated they are looking at other options regarding the three buildings and if they would need signs; Mike D’Addio addressed the number of tractor trailers he asked if there were going to be at least 60 with the number of warehouses; Kevin Langan said “no.” Mike also said that in order to keep trucks off Washington Road Hartle St. is the closest exit as they can come out onto Jernee Mill and go over the South River bridge onto the Turnpike; he suggested they look at this issue. Councilwoman Roberts mentioned trucks from Phase 1 egress onto Minnisink; Mike D’Addio stated there are advantages to take the Purple road.

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

Nothing to discuss

## New Business

* Resolution Amending March 17, 2020 Billboard Lease for Riverton Site to conform same to June 10, 2021 amended and restated Master Redevelopment Agreement. Mr. D'Addio asked for motion to approve Resolution. Mr. Dalina made motion to approve Resolution, Councilwoman Novak seconded. Roll call:

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, Councilwoman Novak, Councilwoman Roberts

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## Commissioners Comments

None

## Public Portion

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

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

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

Respectfully submitted,



# Joan M. Kemble