**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – FEBRUARY 25, 2021**

**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, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Rosetta Fisher, Kenneth Scott, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Dennis Grobelny, Joseph Ambrosio**

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

**Approval of minutes from prior meetings held on 10/22/20, 11/12/20, 12/10/20, 1/14/21 and 1/28/21**

**Mr. D’Addio asked for motion to approve the minutes. Mr. Pollando made motion to approve all minutes , Councilwoman Mary Novak, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Motion to approve bills (i) through (k). Mr. Pollando made motion to approve payment, Mr. Scott, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave reported that not much activity has been done due to the weather conditions. He stated the professionals are working to get agreements and Pilots worked out with the Mayor and Council. Mike Baker stated the next two Council Meetings will take place on March 8th and March 22nd and suggested that the Agency Commissioners attend the meetings and voice their support for the proposals.**

1. **Trammel Crow**

**Dave prepared report he said plans are ready for Planning Board with one condition: Revise the trash and recycling; enlarge the area and add screening. Mike Baker had hoped for Site Plan and Redevelopment Agreement for tonight but will proceed with Site Plan presentation and will get Redevelopment Agreement.**

**Steven Trips addressed the Agency and he stated he spoke with Dave and Langan Engineering prepared response. They will agree to the changes to the trash and recycling area. He stated the final engineering touches are basically the same.**

**Dave said there is no need for further discussion of the Site Plan review as they have addressed changes. The overall Site Plan is in check, complied with requirements only trash enclosure was issue and they will make sure the changes appear on the plans for the Planning Board. Mike Baker stated that there is a resolution for a new name instead of TC NE Metro it’s been changed to Parlin Section 1 Urban Renewal Inc., LLC for the Pilot.**

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**Mr. Newton asked about the Hartle St. crossing; Kevin Webb reached out to the DOT to coordinate meeting regarding the crossing; the DOT wants more detail and will have an in-person meeting. Due to the pandemic they are still seeking a meeting with NJ DEP. Mike D’Addio asked if Section 3 approval is pending this meeting. Dave said he has not heard yet.**

1. **Faith Fellowship – EPIC Church Solar**

**Dave explained the solar project EPIC Church is proposing for the community by installing solar panels in canopies. The project has been recommended to the Zoning Board. The applicant will prove any emergency vehicles will be able to travel between the panels as well as snow plowing, etc. The height of the panels will be 8’ Dave said while it’s a permitted use they need to present the layout to the Zoning Board for approval. Mike Baker also stated that they will need a redevelopment agreement.**

**Donna Jennings stated Kevin Shelly, LE will explain the project. Mike D’Addio asked for motion to accept credentials; Mr. Scott made motion, Councilwoman Mary Novak seconded, motion carried.**

**Mr. Shelly stated they are proposing to construct approximately 6,171 panels over 7 carport canopies. The carports are supported by steel columns that extend beyond the panels. There is a minimum of 13’ clearance and they have had conversation with the Fire Marshall for emergency vehicles and have been told the carports do not impact the site. The 20’ x 40’ equipment area will be in the southeast corner of the property with a screened fence, landscaping and LED lighting; the carports do not create an increase in lot coverage as a 2013 amendment permitted accessory uses. Donna Jennings asked Mr. Shelly about snow plowing and if there would be any issues; Mr. Shelly stated that there should be no problem as the columns are not an obstacle. Donna Jennings asked about the CME report on utilities; Mr. Shelly stated that new electric panels are proposed; the panels will not give electric to the church. Mike D’Addio asked where the electric was going; Mr. Shelly stated it was a community program the electric goes elsewhere and the church receives the funds. Donna Jennings said it’s a community solar project and benefits the community. Dave stated that where the project will be on the southern side of the site may interfere with bends in the road and trucks may have a difficult time; that they will have to check this issues. Mike Baker reminded them this is the entrance to Riverton and those in discussion need to make a cooperative effort.**

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**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando; seconded by Mr. Scott, motion carried.**

**New Business**

1. **Resolution approving Redevelopment Agreement with TC NE Metro Development Parlin Section 1 Urban Renewal Inc., LLC also allowing change**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott,**

**Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

1. **Faith Fellowship/EPIC Church Solar – Redevelopment Agreement**

**Mr. D’Addio asked for motion to approve resolution. Mr. Scott made motion to approve resolution , Ms. Fisher, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Ms. Fisher, Mr. Scott,**

**Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

1. **National Amusements – held over**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion; Mr. Pollando made motion, Councilwoman Mary Novak seconded; motion carried. No one spoke. Mr. D’Addio asked for motion to close Public Portion; Mr. Pollando made motion, Mr. Scott seconded; motion carried.**

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**Commissioners Comments**

**None**

**Mr. D’Addio asked for motion to adjourn. Councilman Vince Conti made motion to adjourn; Councilwoman Mary Novak seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – FEBRUARY 25, 2021**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Kenneth Scott, Rosetta Fisher, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Dennis Grobelny, Joseph Ambrosio**

**ALSO PRESENT: Dave Samuel, Engineer, Michael Baker, Esq. and Anthony Iacocca, Esq.**

1. **Waterfront Redevelopment**

**Dave and Mike Baker discussed the financial agreement regarding a special Pilot for Bass Pro. They stated that if Bass Pro was a no show there would be a penalty of them not getting the lower rated Pilot; they will get the higher rated. Bass Pro had a special discount and it will be higher if they don’t come. Mike Baker, Councilwoman Novak and Councilman Conti suggested commissioners appear to show support.**

1. **Trammel Crow**

**Mike Baker stated he did not receive revision until today, but the Site Plan allows them to move ahead. Mike D’Addio stated the Agency will not be approving redevelopment.**

1. **Faith Fellowship-EPIC Church Solar**

**Nothing more to discuss**

**Motion to close private session and resume meeting in public session.**

**Mr. Pollando made motion to close private session; Councilwoman Novak seconded. Motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**