**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – MARCH 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, Dennis Grobelny, Kenneth Scott, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Rosetta Fisher**

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

**Approval of minutes from prior meetings held on 02/25/21**

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

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

**Abstain: Dennis Grobelny**

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

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

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

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

**Motion to approve bills (h) through (j). Mr. Pollando made motion to approve payment, Mr. Grobelny, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, 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 (k) through (z). Mr. Pollando made motion made to approve, Mr. Grobelny seconded. Roll call:**

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

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

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave advised that the work is starting again and the bulk heading was**

**almost complete; they continue to work on what they can due to the**

**weather.**

1. **2018 Audit**

**Mike Baker said the commissioners need to confirm they read the resolution in the packet which needs to be signed by each one.**

1. **2020-2021 Budget**

**Mike Baker stated that there are three resolutions in the budget document – because of COVID submissions have been delayed so the commissioners need to adopt two resolutions and an explanatory resolution.**

1. **Trammel Crow**

**Mike Baker stated they are in process of negotiating the contract provisions**

**over the last month and he will provide conclusion when completed.**

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**Resolution to go into Private Executive Session**

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

**New Business**

**Mike Baker addressed Item 1 on the agenda and the suggestion of last round of revisions of environment development at CME to address with no approval of redevelopment plan tonight. Mr. Pollando made motion; Mr. Grobelny seconded, motion carried.**

1. **Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Execution of Redevelopment Agreement in Connection with Section 1 of the Hercules Redevelopment Plan.**

**No action tonight**

1. **2018 Audit Resolution**

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

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

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

1. **2020 Budget**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny, seconded. Roll call:**

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

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

1. **2021 Budget**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny, seconded. Roll call:**

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

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

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1. **Resolution Authorizing the Explanation of the Reason for the Delay in**

**Submission of the 2020 and 2021 Budget**

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

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

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

1. **Resolution for extension of EPIC Church**

**At the February meeting the Solar project at the EPIC Church was discussed and**

**a waiver of requirement for RDA was agreed upon.**

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

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

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

**Public Portion**

**No one spoke**

**Commissioners Comments**

**None**

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

**Respectfully submitted,**

**Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – MARCH 25, 2021**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Kenneth Scott,**

**Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Rosetta Fisher**

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

1. **Waterfront Redevelopment**

**Dave and Mike Baker - had no more to discuss**

1. **Hercules Redevelopment Plan Section 1 – Redevelopment Agreement**

**Mike Baker and Dave Samuel both stated that they have concerns about**

**the language in the Redevelopment Plan regarding the CO and conditions on site as remediation will be done for years due to Trammell Crow.**

**Dave mentioned the groundwater site having problems and contaminants and Hercules says that there are no problems. He felt that in the LSRP they need to issue a report prior to getting the CO should say why the Agency is allowing the CO before the clean-up is complete and a paragraph stating it’s clear why CO allowed the ground water 30-40’ deep, this needs some clarity and is the Agency’s call. Mike D’Addio said report should say they need to get done within 30 days and have the Environmental Department in Dave’s office review. Dave said that the Agency needs to draft language and that it is not in the Agency’s best interest to move on it tonight.**

**Mike D’Addio asked the commissioners if anyone had objections to the 30 day timeframe. No one had objection. Mike Baker said he will explain when back in public.**

1. **Gillette Towers**

**They are still having elevator issues and are seeking and extension for the 3rd floor until July 1st. Joe stated they should have the CO and amenities done also.**

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**Dave stated they are not 100% complete and his office has not been called. Anthony Iacocca stated the last resolution was July 1st for temporary CO and completion of the amenities was not included in resolution. He stated he can add this for April 1st and the temporary CO for April 21st. He can change amenities to July 1st and July 21st.**

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

**Dave stated this is a going to be a long term solar project and recommends**

**waiver request of the Redevelopment Agreement. This will not be built**

**over time and this could be a burden for the church. He suggested that**

**the Agency waive the Redevelopment Agreement. There were no issues**

**from the Commissioners.**

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

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

**Respectfully submitted,**

**Joan M. Kemble**