**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – MAY 22, 2014**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Donald Newton, Commissioners Thomas Pollando, Raniero Travisano, Darrel Hartsfield, Councilman David McGill and Councilman Art Rittenhouse**

**ABSENT: Christine Spezzi and Dennis Grobelny**

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

**Pending Matters**

1. **PRC**

**Dave said they went into the Senior building and talked about improvements to the cafeteria and front of building. Dave said there definitely has to be improvements as there is a dollar value on the land. A meeting with the Mayor and Council will have to take place to discuss the best interests for the Borough and Senior Center. Mike D’Addio suggested that a list be made on what they would like for the Senior Center improvements. Both Councilmen McGill and Rittenhouse said Security is a big factor with the Seniors as well as the lighting.**

**Mr. D’Addio asked for motion to close private session and resume meeting in public session. Mr. Pollando made motion; Councilman McGill seconded, motion carried.**

 **Respectfully submitted,**

 **Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – MAY 22, 2014**

**Chairman Michael D’Addio opened the meeting at 6:00 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 Donald Newton, Commissioners Thomas Pollando, Raniero Travisano, Darrel Hartsfield, Councilman David McGill and Councilman Art Rittenhouse**

**ABSENT: Christine Spezzi and Dennis Grobelny**

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

**Joe Ambrosio explained the amended agenda to those present.**

**6:03 – Darrel Hartsfield joined the meeting**

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

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Hartsfield, Councilman McGill and Councilman Rittenhouse**

**Authorization for payment of bills from Escrow Accounts**

**(To be paid only if Escrow funds are available)**

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Hartsfield, Councilman McGill and Councilman Rittenhouse**

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**Pending Matters**

1. **Waterfront Redevelopment**

**Dave Samuel gave an update on the remediation and said that the testing has been successful and there is not much more excavation to be done. Due to the recent rain the water needs to be pumped out of the basin leading to the river which will be done after the treatment process. This will be mobilized sometime next week and hopefully at the end of June they will be moving out the hot material as Brian is just waiting for the final stamp of approval then this will be moved out by Hilltop to Virginia.**

**The Bass Pro site is still blending cement with soil to get to the necessary height and is still going through testing and pumping ponds near the parkway; this should be filled in by July. Brian is hoping to break ground sometime in July for the Bass Pro shop. He is still working on the ramps with the Turnpike who has agreed to the original proposal with some issues Brian will have to address.**

 **Joe Ambrosio addressed the press release with the MCUA and said**

 **he was waiting for the draft but felt it should be coordinated with the**

 **ground breaking . Dave briefly went over the grants involved and how**

 **funds are repaid to the State. Don Newton asked of there were any**

 **scheduled meetings with the DEP, Dave said maybe the end of June**

 **Joe will move forward and set up meeting and send out notices.**

1. **PRC**

**Present for the PRC application was Peter Wersinger and Bill Feinberg. Mr. Feinberg handed out exhibits.**

**Mr. Feinberg addressed the Agency and described a number of different scenarios they have put together after meeting with Agency professionals.**

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**He described the Main St. and River Road sites and indicated they were proposing two parts. The first on the westerly side of the property as a Age Restricted with one and two bedroom apartments and on the easterly side of the property Age Targeted again with one and two bedroom apartments. Mike Baker asked if the drawing labeled SD1 was updated; Mr. Feinberg said yes as of May 21st.**

**Mr. Feinberg stated that there were 68 units in the westerly side; 51 one bedroom and 17 two bedroom and these would also meet parking requirements. On the easterly side the age targeted would be a little larger with 20 one bedroom and 60 two bedroom for a total of 80 units.**

**He also addressed the issue of possibly fronting 10 more units on Main St. which would use the same entrance road on Sayreville Blvd. with a connecting road from the Senior Center to the development. He talked about shared parking which would improve and add spaces outside of the Senior Center and will work with the Agency professionals for the possibility of adding 20 spaces. He talked about the addition to the easterly side of the plan of possibly more units if the buffer in the rear was reduced and said that they would need relief from the DEP and Army Corp. of Engineers. He then described on the plans the layouts of the units in the Age Restricted and said that the ground floor units in the Age Restricted were also handicapped accessible units. He then described on the plans the layout of the Age Targeted units and showed how they were somewhat larger and wider. All apartments in both areas have decks in the rear some in the front.**

 **Plan A5 showed a color rendition of the complexes. Mr. Feinberg said**

 **they wanted the site to have more a townhouse look and he further**

 **described the exterior of the buildings.**

 **Mr. Pollando asked about a traffic study; Dave Samuel addressed this**

 **question and said that this was a redevelopment zone and more cars are**

 **anticipated as this is a Senior and age targeted proposal the**

 **redevelopment zone needs to be changed and amended.**

**He addressed the SD1 Exhibit and felt there were not enough units and if the parking lot at the Senior Center is going to be used there are other issues that will need to be addressed through a few more meetings to achieve a good plan.**

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**Mr. Pollando asked what the original count was for the units; Dave said 273 with a hope of approximately 340, but this would have to include the transfer of public land put into the redevelopment zone. They would also have to negotiate with the property owner of the house on the property. Councilman asked if the parking lot would be taking the athletic field; Dave said that would correct. Councilman Rittenhouse stated that there are many night functions at the Senior Center which fill most of the current parking lot. Joe said they would be replacing spaces and Dave said they would maximize spaces by restriping. Don Newton said if the property is acquired on Main St. the units could possibly be doubled. Mike D’Addio asked what the timeframe would be for them to notify the property owner; Dave indicated it should be within the next 2-3 weeks. He said everything proposed here will be a factor for what works best for the Borough and for the SERA Agency.**

**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando seconded by Mr. Hartsfield, motion carried.**

**New Business**

**Chase Partners – Resolution approving changes to architectural renderings regarding the buildings to be constructed under the redevelopment plan consistent with the drawings to be supplied. Block 538, Lot(s) 9.02, 19.01, 20, 26, 26.01 & 27 and Block 538.01, Lot 10.**

**Mr. D’Addio asked for motion approve resolution. Mr. Pollando made motion, Councilman McGill seconded, motion carried.**

**PUBLIC**

**Mr. D’Addio asked for motion to open to the public. Mr. Pollando made motion, Mr. Travisano seconded, motion carried.**

**Mr. D’Addio asked for motion to close the public portion. Mr. Pollando made motion, Mr. Travisano seconded, motion carried.**

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**ADJOURN**

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

 **Respectfully submitted,**

**Joan M. Kemble**