**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JULY 9, 2015**

**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, Commissioners Raniero Travisano, Thomas Pollando, Darrel Hartsfield, Councilwoman Vicky Kilpatrick,**

**Councilman David McGill**

**ABSENT: Donald Newton, Dennis Grobelny, and Christine Spezzi**

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

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

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

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

**Councilwoman Kilpatrick, Councilman McGill**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (g). Mr. Pollando made motion made to approve, Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

**Councilwoman Kilpatrick, Councilman McGill**

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**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (h) through (i.) Mr. Pollando made motion,**

**Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

**Councilwoman Kilpatrick, Councilman McGill**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave said that the work was not completed on Parcel A; however Parcel C is progressing. He said the lagoons are being dewatered and filled-in in the Bass Pro parking lot with soils that are able to hold a parking lot. The site for Bass Pro is being prepared. They will need one or two more meetings to finalize the construction as the site for Bass Pro is being prepared.**

**Joe Ambrosio addressed Councilwoman Kilpatrick’s request at the last meeting regarding IT services with the Pointe and Police/EMS, etc. Councilman McGill stated he has met with Chief Zebrowski and other emergency services; they had a very good meeting. Councilwoman Kilpatrick has a list of attendees they would like to see at the meeting with Brian O’Neill which she will forward to Joe.**

1. **Leaf Industries**

**Before beginning Joe Ambrosio Councilwoman Kilpatrick and Councilman McGill on this application and its history with the borough boards.**

**Anthony Vignuolo, attorney for the applicant addressed the commissioners present and gave a history of this application going back to 2003. After a brief discussion Mr. D’Addio stated that they needed to come back to the Agency with their architect, planner so the commissioners can get some unanswered issues settled, this is how the Agency works. Mike Baker addressed the letter from CME dated March 24, 2015 stating there were still some outstanding issues. Mr. Vignuolo**

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**stated he did not receive this letter and would address any issues the Agency required.**

**Anthony Foglia, owner testified regarding the storage of the barrels and how they are reconditioned and also the distribution of drums. He stated he was looking for a warehouse for storage. He was asked how long the drums would be kept on the trailers; he said there was no specific timeframe. Mr. Baker said the commissioners would like to see additional sketches as well as a copy of the easement for the road. The landscaping does not comply. Mr. D’Addio asked for the hours of operation; Mr. Foglia stated for the most part it would be 8-10 hours a day but could not guarantee that additional hours would not be needed.**

**Mr. Baker addressed the CME letter of March 24, 2015 citing specific items that needed to be clarified: Item 2 regarding trailer stalls and number of spaces/trailers, Item 4, technical information, Item 5 additional sketches, Item 6, needs clarification, Item 7 open space-does not comply with redevelopment plan. Mr. Pollando stated to Mr. Foglia that he needs to understand that the letter of March 24th should be responded to in order for the Agency to complete the review of the application.**

1. **Melrose Redevelopment Area**

**A brief discussion was had regarding the existing draft plan.**

1. **Schedule of Meetings 2015-2016**

**Mike D’Addio asked if anyone had any issues with the meeting dates, all were in agreement with dates.**

1. **Appointment of Chairman, Vice Chairman, Secretary, Assistant Secretary**

**Resolution Appointing New Officers, Designating Dates for Workshop &**

**Action Meetings Until July 2016 and Awarding Various Professional Contracts Pursuant to “Fair and Open Process, “N.J.S.A. 19:44A-20.1**

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**Motion was made by Mr. Pollando to appoint Michael D’Addio as Chairman; seconded by Mr. Travisano. Roll Call:**

**Yes: Mr. Travisano, Mr. Pollando, Mr. Hartsfield, Councilwoman Kilpatrick, Councilman McGill**

 **Chairman: Michael D’Addio**

**Motion was made by Mr. D’Addio to appoint Don Newton as Vice Chairman, and seconded by Mr. Pollando. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

**Councilwoman Kilpatrick, Councilman McGill**

**Vice Chairman: Don Newton**

**As Executive Director, Joseph Ambrosio remains Agency Secretary, no motion or vote was needed**

 **Secretary: Joe Ambrosio**

**Motion was made by Mr. D’Addio to appoint Dennis Grobelny as Assistant Secretary, and seconded by Mr. Pollando. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

**Councilwoman Kilpatrick, Councilman McGill**

 **Assistant Secretary: Dennis Grobelny**

**Resolution to go into Private Executive Session**

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

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**New Business**

1. **Resolution appointing New Officers, Designating Dates for Workshop & Action Meetings Until July, 2016 and Awarding Various Professional Contracts Pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20.1**

**Chairman: Michael D’Addio**

**Vice Chairman: Donald Newton**

 **Secretary: Joseph P. Ambrosio**

 **Assistant Secretary: Dennis Grobelny**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Travisano made motion to approve resolution, Mr. Pollando seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

 **Councilwoman Kilpatrick, Councilman McGill**

1. **Resolution of the Sayreville Economic and Redevelopment Agency Designating Leaf Industries, LLC as Conditional Redeveloper in Connection with Real Property Located in Block 57.01, Lots 1, 1.01 & 2; Block 57.03, Lot 1; Block 57.06, Lot 1; Block 57.07, Lots 2 & 3; and Block 51.04, Lot 1**

**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando made motion to approve resolution, Mr. Travisano seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

 **Councilwoman Kilpatrick, Councilman McGill**

1. **Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Proposed Contract with MCUA For Sale of Property Immediately Adjacent to the Pumping Station**

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**Mr. D’Addio asked for motion to approve Resolution. Mr. Pollando**

**made motion to approve resolution, Mr. Travisano seconded. Roll Call:**

**Yes: Mr. D’Addio, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

 **Councilwoman Kilpatrick, Councilman McGill**

**Commissioners Comments**

**Regarding the Sayreville Landfill further information needs to be provided regarding an appraisal.**

**Public Portion**

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

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

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

 **Respectfully submitted,**

**Joan M. Kemble**