**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – NOVEMBER 12, 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, Vice Chairman Donald Newton, Commissioners Raniero Travisano, Thomas Pollando, Darrel Hartsfield, Dennis Grobelny**

**ABSENT: Councilwoman Vicky Kilpatrick, Councilman David McGill**

**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 (j). Mr. Grobelny made motion to approve payment, Mr. Travisano seconded. Roll call:**

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

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

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

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

**Mr. Grobelny seconded. Roll call:**

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

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave updated the agency and said that the work is continuing and progressing. He stated that clean-up of the roads needs to be taken care of and they have been directed not to proceed with truck movement till they clear the mud and dirt from the roads. The clean-up of the site is progressing nicely and remediation should be completed before the end of the year or in January.**

1. **MEC Land LLC – Review of Site Plan**

**Mike Baker, Anthony Iacocca and Dennis Grobelny excused themselves from the meeting.**

**Dave stated he had asked the applicant to present their plans that will be going before the Planning Board to keep the agency informed. He also stated that Craig Coughlin, Esq. was present for Pat Diegnan who had another obligation. Dave Himmelman briefly addressed the history and stated they were here to go over their presentation in October with some modifications. He also said that the Planning Board will need a letter from SERA for the application stating they have reviewed the application and have no objections.**

**Dan Bush, Engineer addressed both the Concept Plan dated 6/25/15 and the Site Plan dated 11/12/15. He described the 11/12/15 plan and showed the changes made from the 6/25/15 plan; the gas building is smaller with a fenced enclosure, the trash area enclosed, the area to the south is now gravel not green. Dave Samuel said that Joe has a more detailed plan and again stated that the agency needed to provide the Planning Board with a letter of approval.**

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**Dave Himmelman stated that the land agreement was reviewed by the Borough Attorney and the Pilot Agreement is anticipated to be heard at the November 23rd Council Meeting for the first reading with the second in December.**

**Craig Coughlin stated he was fine with the presentation. Mike Baker, Anthony Iacocca and Dennis Grobelny rejoined the meeting.**

**6:15PM – Darrel Hartsfield joined the meeting**

**Joe Ambrosio stated he added amended budget and resolutions to the agenda.**

**Resolution to go into Private Executive Session**

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

**New Business**

1. **Resolution Approving the 2016 Budget of the Sayreville Economic and Redevelopment Agency.**

**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. Newton, Mr. Travisano, Mr. Pollando, Mr. Hartsfield,**

 **Mr. Grobelny**

1. **Resolution Authorizing the Explanation of the Reason for the Delay in Submission of the 2016 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. Travisano, Mr. Pollando, Mr. Hartsfield,**

 **Mr. Grobelny**

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1. **Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Ratification of the Fourteenth Notice of Joint Approval for Release of Funds Pursuant to Financial Assurance Agreement.**

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

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

 **Mr. Grobelny**

**Commissioners Comments**

**Mike Baker stated that the members needed to retain a Bond Counsel and Underwriter. Mike D’Addio asked if all members present were in agreement, those present said “yes.” Joe will advertise the RFQ’s.**

**Don Newton asked about the property on River Road stating it looked like work was being done; Mike Baker said he has been in contact and they removed the gravel and planted grass seed.**

**6:40 PM – Members took a 5 minute break**

**6:45 PM – Meeting resumed**

**Tom Pollando spoke and said he was a member of the Middlesex County Planning and recently was part of a discussion in Plainfield where a complex of 400 apartments was being constructed and 20% were set aside for veterans which also covered COAH. He suggested maybe that the borough reach out to complexes in process. Dave Samuel said situations such as this are normally handled through the Master Plan. After a brief discussion it was determined that this should be presented to the Mayor and Council who then would send it to the Planning Board for future redevelopment projects.**

**Public Portion**

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

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**Brian addressed the agency and stated he would have no problem with providing a percentage for veterans but would have to look into it further with his attorney as he wasn’t sure it was legal.**

**He then went over his timeline and told the members he would be providing them with a list of tenants, as he promised from the last meeting.**

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

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

 **Respectfully submitted,**

**Joan M. Kemble**