

**SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY
“SERA”**

MINUTES OF February 12, 2026

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Chairman Zebrowski and opened with a salute to the flag. Chairman Zebrowski announced that the meeting was being conducted in accordance with the Open Public Meeting Law, P.L. 1975, c231, Public Law, 1975.

SERA Commissioners who were present were: Commissioner Davis, DeWise, Fisher, Grillo, Roberts, Scott, and Chairman Zebrowski

SERA Commissioners who were absent were: Commissioner Parikh and Councilman Rios

Also present were: Mr. Baker, Esq., Mr. Iacocca, Mr. Samuel, Mr. Shah, Mr. Schlitche, Mr. Kronowski, Mr. Cornell, Ms. Sawant, Mr. Dalina

AT THIS TIME, THE MEETING WAS OPENED:

Chairman Zebrowski asked the Board Secretary if the board meeting was being conducted under the Sunshine Law and if all publications were notified, the secretary stated: yes.

MINUTES:

Commissioner Scott made a motion to approve the minutes from January 8, 2026; seconded by Commissioner Davis

ROLL CALL:

YES: Commissioner Davis, DeWise, Fisher, Grillo, Roberts, Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. addressed several resolutions on the agenda. He explained the first Resolution on the agenda involves the Tovah Living project. Before the Redevelopment Agreement can be finalized and before it can move to Planning Board, there needed to be some amendments to the Waterfront Redevelopment Plan. There are many parcels in this plan (including Riverton and other sections). This resolution involves Section J. Ms. Sawant, Mr. Baker, Esq., the Agency engineer and the developer’s attorney worked on the

appropriate amendments to the zoning plan. Those amendments would be recommended to Council, then will move to Planning Board, then will go to council to adopt as an ordinance. Between now and then, he will be working with developer's council to finalize Redeveloper Agreement and finalize the project. In particular, the current lot size will be changed to allow it. Late addition, the driveway will be right-in only (not right out) and all exits will be on Kennedy Drive. There is a one-page change to the front cover of the Resolution with red writing. The engineer recommends we remind the Council and Planning Board, that they should request a traffic study for the Kennedy Drive intersection.

The second resolution is the authorization to issue an RFP for a restaurant/bar/ Tiki Bar on the parcel of property near Buchanan Park. This is a new proposal. It will go out to the community and will be advertised. Various things will be ranked: the design, how well it will improve the waterfront, how much someone is willing to pay/rent for property. Normally in government you get the highest or lowest bid. In an RFP process, you can consider things like design and proposal, not just price. If we find one we like, we would designate as a conditional developer.

Mr. Shah added that it has been in discussion for over a year. He said Commissioner Grillo and Mr. Schlichte provided valuable input and Mr. Dalina will be helping with advertising and social media. The key part is finding someone who will be able to finance the project. Commissioners will be approving things every step of the way.

Commissioner Fisher asked for clarification on the consideration of PILOT agreement. Mr. Shah said he didn't want to rule out PILOT agreements. This is a non-residential project, which would have no impact on schools. They are not adding any additional cost to the school. PILOTs may incentivize developers. Mr. Baker, Esq. said that would be a decision for the governing body, we would only recommend or not.

Commissioner Roberts said she would like to see the term "Tiki Bar" taken out of the RFP. She suggested a unique concept that compliments the Borough's character. Mr. Shah said we will look at it and see if we can give it a different title. Commissioner Roberts said it may limit developers who aren't interested in Tiki Bars. Chairman Zebrowski suggested adding "Tiki Bar, but not limited to." Mr. Baker said we can make a motion to approve the RFP with deleting or lessening the mention of Tiki Bar. Commissioner Roberts said we can get some cool, unique ideas if we do this.

Commissioner Grillo added the communications and rollout strategy is critical here – local and regional newspapers, social media, sending to Builders Association for the State, the Restaurant Association for the State, Downtown New Jersey, any groups that have communications that can promote this statewide.

Internal homework should be done on developers or restaurant operators who have had success in other waterfront communities—Hoboken, Jersey City, Highlands. From our side, Mr. Shah and Mr. Schlichte should engage with the NJEA Economic Development Authority early on so we know what incentives are available from the State since we are asking them to put up 100%. Are there SBA lenders in town, 7A loans options? His main concern is getting the word out. He thinks having Mr. Dalina and Mr. Schlichte on board will ensure that the RFP will be communicated well.

Item D is a resolution to bring in a small law firm specializing in tax liens to help with RAB Bonds. Mr. Shah added that they are experts in tax lien laws. The Borough needs to be well protected with proper language in terms of taxes. He had a past experience where the ordinances were not created properly in terms of language. He doesn't want that situation to happen, so he would like one more review of the Bond documents. We need to protect our rights to a lean on properties.

Chairman Zebrowski asked for a motion to vote on Resolution 2026.02.04 since the Developer's Council was present.

a) 2026.02.04—Resolution of the Sayreville Economic and Redevelopment Agency referring an amendment to section J of the Waterfront Redevelopment Plan so as to allow for construction of a senior housing building located at Main Street and the Garden State Parkway Block 331.01, Lot 2 & Block 332.01, Lots 2&3 & Block 333.02 Lots 1,2,3&4 [Tovah Living]

**Commissioner Davis made a motion to approve, seconded by Commissioner Scott.
ROLL CALL:**

YES: Commissioner Davis, DeWise, Fisher, Grillo, Scott and Chairman Zebrowski.

NO: n/a

ABSTAIN: Commissioner Roberts*

***Commissioner Roberts explained she abstained due to difficulty receiving files and could not review documents prior to the meeting.**

ENGINEER REPORT:

Mr. Cornell reported that the snow did not slow down progress at Riverton. Interior work continues at Bass Pro Shop as well as exterior improvements. At Quick Chek, the underground fuel tank has been installed and the canopy has been put up. Traffic signals along Main Street are being finalized with the state. Chairman Zebrowski stated he heard Mr. Morris is taking particular attention to all the details in the building and said we're all looking forward to the opening.

PLANNER'S REPORT:

Ms. Sawant reported that she just finished working on the Tovah Living Redevelopment Plan. She will be presenting the Former Sunshine Biscuit Master Plan Consistency Review to the Planning Board and Council. She has been in touch with the Borough Attorney in regards to Transit Village. The Affordable Housing plans need to be completed by March 15. In regards to the Ernston Rd. Project, the owner of the property has hired an engineer to come up with a concept. Ms. Sawant will be meeting with them next week to review their concept plan. Ms. Sawant received designation for Crossman. She has asked for them to come up with a concept as well.

Commissioner Grillo brought up the traffic congestion at Crossman and Main. He stated it is getting worse by the day and will negatively impact this town. He asked if we are working on a Redevelopment Plan and are expecting new residents, how are we as a municipality going to address this? Mr. Samuel explained that there is a silt fence strung on each side of the road just to the north and south of Crossman-Main intersection. That is because the county is widening the road so that there will be additional width and timing can be adjusted at that light and so they can pass more vehicles. That plus the widening of Main Street along Crossman track is part of the plan. Ultimately, the thoughts are how do we get the remainder of Main St. to Main St. Extension widened? We have had discussions with the county about, but we have to get these sections done first, since they're on the table now. Mr. Samuel has had discussions with Mr. Skarzynski, Sayreville's Business Administrator so it's pushed for the town's side. He stated getting out of town in the morning may be worse than the afternoon. He said White Oaks Drive to MacArthur Ave is limited width, no way to be widened without taking property from homeowners. There are other concerns with the Main Street Bypass as well, but there are concerns such as funding. Commissioner Grillo asked if it would be possible for CME to look at the light timing for Crossman and Main and see if during peak periods, they can be timed in favor of Main Street traffic? Mr. Samuel said it's a possibility, it is being done in conjunction with the project as there will be new signals there. The tractor trailers cause much of the delay. Mr. Cornell added that the delays are due to the utility poles on Main Street. The timing has been optimized and the timing will be redone. Mr. Shah said that some additional land from the Crossman project may be able to help expand a section of the road. Mr. Samuel said we would have to look at that in conjunction to the widening request put through to the county. We need to focus on the rest of the road. The total relief will be when Main Street is widened. Commissioner Fisher said she doesn't know if the problem is at Crossman and Main, the backup is at Main St. and Main Street Extension. Commissioner Grillo stated it is both, it's two separate problems. Mr. Samuel agreed and said one problem will be mitigated by the widening at Crossman. Commissioner Grillo said when the Redevelopment plan is presented, we could ask for a right-turn lane for trucks. They

could have a dedicated lane. Right now, they turn into oncoming traffic which creates a cascading effect of delays. Mr. Samuel said the road is being widened, however if you widen the road too far, you'll lose a lot of the parking in the Quick Chek center. Mr. Sawant adds that she and Mr. Cornell will be in touch with the traffic engineer at the County once the Redevelopment Plans are done to brainstorm and discuss.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated February 12, 2026:

1. Redevelopment Area Bond (RAB)

Next month there will be a resolution authorizing the issuance of the first round of RAB's for the Riverton Project. SERA administration has had several meetings with SSA's and our Bond Counsel and feels that the proposed terms are acceptable, if you have any questions or would like more information, please let us know.

2. Riverton Update

Progress continues at the Riverton Site. The interior work is continuing on the Bass Pro shop, keeping the project on schedule. Work continues on the Gateway services area, with the QuickChek making significant progress with the fuel infrastructure in place and the canopy taking shape, it is on schedule to be the first business completed and opened at the site.

3. Main Street Revitalization

SERA administration is coordinating with the Department of Public Works to identify optimal locations for trash and recycling receptacles within the Main Street downtown area. Grant funding is available for the purchase of these receptacles, and material selection will be determined once the number and placement locations are finalized.

4. RFP Tiki Bar

There is a resolution authorizing the issuance of an RFP for the development of a tiki style restaurant and bar on River Road on a property that is already owned by SERA. This project hopes to attract a development partner to revitalize the area and draw more people into the space.

5. Former Hercules Site

SERA administration has received inquiries from potential developers regarding the former Hercules site. Preliminary discussions have focused on the potential development of data centers or a broader data campus. A key outstanding issue requiring further

evaluation is the availability of sufficient power to serve the site. Hercules has agreed to have monthly meetings with the SERA team to give updates on the marketing efforts for the site. Data centers have been recommended as a strong potential use for the site, as they generate high-wage employment while producing minimal traffic impacts.

Mr. Shah added that several developers have expressed interest.

6. Energy Consultant

The Agency has had conversations with CHA Solutions to conduct a potential energy feasibility study for the former Hercules property. The study would assess the availability of power to support a potential data center on the site and outline what long-term development of the property as a data campus could entail.

7. Jupiter Power

Jupiter Power is still in the process of developing their plans for the old JCP&L site to put in a battery storage facility. They have already been in contact with our emergency services to give insight into the project and have plans to host a public information session at the senior center sometime in the near future to give the public an opportunity to ask questions and learn more about the technology. There is a resolution for your consideration designating them a conditional redeveloper of the site on tonight's agenda.

Mr. Shah added some clarification on power and data centers. He said he knows the increasing cost of power it is a concern throughout the country. The government is passing regulations that the power needed for data centers will be cost generated by the data center builder/users. We are hoping there will be a third-party supplier rather than PJM grid supply-based power. There are also opportunities to build power generators within the property which will not affect the cost or impact of power used within the town. Commissioner Grillo said in regards to the cooling that is required in these facilities, most average 300,000 gallons of water a day. He asked where the water would be coming from. Mr. Shah explained that there are 3 components: power, fiber and water. We have fiber running along the parkway. The Borough has multiple sources of water including greywater through the MCUA. This is what makes Sayreville unique. Mr. Samuel added that he just attended a seminar on data centers. In the Midwest, they're now planning to build data centers with their own power supplies. The power supply has been holding them up, but providing their own power supply may be the solution. He added that the water used for the data centers cannot be all greywater, the water may need to be treated. Mr. Shah said we are fortunate to have two power plants on Journey Mill Road. There are developers who are excited about it. The financial community needs a data center in the north east. Sayreville is in good proximity for this. Another big advantage is it will not bring in tons of trucks like a warehouse would. Mr. Grillo explained that Sayreville is a

post-industrial town that went through many eras—power plant era, then warehouse era. The next era is battery storage and data centers. We're staying with the curve and it seems a natural fit for Sayreville. Chairman Zebrowski added that we are looking forward to having additional professional assistance with energy consultants so we know we're moving in the right direction. We appreciate the partnership with the Hercules team in generating discussion of what is best for that property. Mr. Shah reiterated that SERA is cognizant of minimal traffic and power impacts on residents.

Commissioner Roberts commented that she has served on SERA prior to the current SERA administration and she commended the Chairman for putting the Executive Director, Assistant Director and professionals in place. SERA has come a long way and she is proud to be part of the Committee. Commissioner Scott concurs.

PRESENTATION

Chairman Zebrowski invited Mr. Dan Watson, Director of Jupiter Power up to present to the Commissioners. He said he is excited to move this process forward. Mr. Watson explained their headquarters are in Texas, however they expanded across the country. They were just awarded a project just across the river in Boston, one of the largest systems in the country. Chairman Zebrowski asked Mr. Watson to explain what exactly they do. He referred to page 5 of his presentation. The map shows electric transmission lines—the one plant they are proposing is on the river. The Battery Energy Storage operates on the same electric transition system. They charge the batteries when the demand and stress on the electric grid is at its lowest and when there is flexibility to serve their load and demands. They flush it back into the system when the grid needs it the most. The electric system fluctuates seasonally and daily. They can do this without any associated emissions which is great looking at it from a clean energy perspective. They do not tie into any specific generator; they just operate off of the grid. The project they are proposing is between 200-250 megawatts which is comparable to the output to the gas powered plant that is on the site currently. The presentation shows a photo of the batteries. They are always contained and always sealed.

Commissioner Grillo asked Mr. Watson to clarify the phrase “we draw from the grid.” He asked if they are purchasing electricity from the grid, storing it, and redistributing it as the business model; selling at a peak period so their company makes a profit. Mr. Watson explained that they have to overbuild the system for the peak amount of time, when people are using their ACs in the middle of summer. They never use that much power. The battery solves the inefficiency in how the electric grid has been built. Commissioner Roberts asked if their customers are who they bought the energy from in the first place? Mr. Watson explained that PJM is the regional grid operator. They buy from PJM but they are not tied

to a specific seller or buyer. Mr. Baker, Esq. asked if it is like his iPhone delaying charging at night until optimized period? Mr. Watson said it is more like the Tesla on a macro scale. Commissioner Grillo asked if because it is a marketplace model, would this have potential to be a fleet charging station? Mr. Watson explained that there are projects that do fleet charging, but Jupiter Power works on the grid. Commissioner Scott asked if any of their customers are data centers? Mr. Watson says they have done some deals with data centers. That is not the plan for this project, but they are having conversations. Mr. Watson showed a map of the site and explained that the demolition process has started along with remediation. JCP&L still operates a very active substation at two different voltage levels, and that's how they tie into the larger system. The layout and proposed redevelopment maps were shown. He explained the site needs to be elevated more than 10 feet to make the site usable.

Mr. Watson moved ahead to the safety slide on page 7. He explained that Jupiter Power has an excellent safety record due to preconstruction risk assessments, working with safety vendors, sophisticated testing of units, very stringent standards (unlike something like an e-scooter). They need to ignite a cell, module and container, see how they perform, and make sure the fire does not spread. This is why the standard is building outdoors and not in warehouses. If there is an incident, then it will be limited to a single unit. The most important thing for them is First Responder Safety. They did a basic classroom training session with Fire & Risk Alliance, their safety consultant, and technical experts with Sayreville Fire Chiefs, Middlesex County, and 30-40 first responders. This is the first in a series of trainings they will do on safety management. Onsite walk-through and yearly trainings will be planned.

Commissioner Grillo asked if these are built with scalability in mind in developing the land use plan. Mr. Watson said that most of their projects they do have the ability to expand (augmentation) but it depends on the market--it is something they can consider. For this project, due to the capacity needs, they will most likely build as much capacity up front with a pretty minimal augmentation plan due to the dire need for capacity right now in this market.

Commissioner Roberts asked if there is any special equipment needed for first responders during an emergency. Mr. Watson answered no. But if the fire chiefs felt special equipment is needed, Jupiter would contribute to the purchasing of equipment. Commissioner Roberts asked if the batteries can be stacked on top of each other. Mr. Watson said there are proposals like that, but this site will be only one level. Commissioner Roberts has concerns about height since they are already raising the site 10 feet. Chairman Zebrowski added that there are zoning requirements and site plan approvals through Planning Board so there will be opportunities for conditions to be set on height. Mr. Samuel added that there will be meetings with CME and Jupiter's engineer to review the layout. Mr. Shah explained that

they are being designated a conditional redeveloper. After an engineer review, and legal review, they would be designated redeveloper. Veena confirmed there will be multiple in-depth, formal reviews before they go to the Planning Board. Mr. Shah said there will be a community presentation at the Active Adult Center in March so the public has input before the professional reviews. Then it will go to Planning Board and Borough Council. Mr. Samuel said they get it to the point that SERA really wants to recommend it to the Borough. This is the reason for the meetings from a technical aspect. Commissioner Grillo added that it is important for the Commissioners and public to understand that this resolution is to designate Jupiter power as a conditional redeveloper. He said as someone who does a lot of industrial work in NYC, from his perspective this location is geographically ideal—no residents nearby, fire can be contained easily, Sayreville has a competitive advantage. Mr. Watson agreed that the surroundings are great, the power infrastructure is perfect, he just wished it was 10 feet higher. Mr. Baker, Esq referred to Mr. Polston and Mr. Samuel as being the best experts on the East Coast as they raised a 300-acre site more than 10 feet and made it developable. Mr. Watson ended his presentation and said they will have an event at the end of March, open-house style with staff, fire safety experts, engineers and environmental consultants. Once details are confirmed they will advertise it. Commissioner Davis asked once the facility is built, who maintains it and how many employees? Mr. Watson stated 4-6 full time employees including on-site security and electrician/maintenance workers. Most of the site is remotely monitored. Chairman Zebrowski added that it will not contribute to traffic on the roads. Mr. Shah asked if it would be possible to utilize access to the river for moving equipment/heavy electric machinery. Mr. Watson said their engineers are working on it, figuring out what permits they would need. They are open to it and working to see if it's feasible. Chairman Zebrowski asked to move to a vote on the resolution.

c) 2026.02.06 – Resolution designating Woods Landing Energy Storage, LLC the conditional redeveloper of Block 174, LOT 1.02, commonly known as the former JCP&L Power Plant, for the purpose of developing a battery energy storage facility

Commissioner Scott made a motion to approve, seconded by Commissioner Roberts

ROLL CALL:

YES: Commissioner Davis, DeWise, Fisher, Grillo, Roberts, Scott and Chairman Zebrowski.

NO: n/a

ABSTAIN: n/a

Mr. Baker, Esq. told Mr. Watson in regards to some language changes their attorney requested in the resolution, SERA's preference is to adopt a resolution to change the language once we know they will be back. Mr. Watson stated he understood.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$59,160.91 (Operating Exp. \$48,112.91 & Escrow \$11,048.00)

Commissioner Scott made a motion to approve; seconded by Commissioner Davis

YES: Commissioner Davis, DeWise, Fisher, Grillo, Roberts, Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

RESOLUTIONS:

***Mr Baker suggested the Chairman move item b with the elimination of references so frequently of "Tiki Bar"**

b) 2026.02.05—Resolution authorizing the Issuance of an RFP regarding development of restaurant and bar/tiki bar in the River Road Redevelopment Area Across from Buchanan Park, Block 175, Lot 1 [Tiki Bar River Road]

Commissioner Roberts made a motion to approve, seconded by Commissioner Scott.

ROLL CALL:

YES: Commissioner Davis, DeWise, Fisher, Grillo, Roberts, Scott and Chairman Zebrowski.

NO: n/a

ABSTAIN: n/a

d) 2026.02.07- Resolution of the Sayreville Economic and Redevelopment Agency authorizing contract with GMS Law for Legal Services [Riverton]

Commissioner Scott made a motion to approve, seconded by Commissioner Davis

ROLL CALL:

YES: Commissioner Davis, DeWise, Fisher, Grillo, Scott and Chairman Zebrowski.

NO: n/a

ABSTAIN: Commissioner Roberts*

***Commissioner Roberts stated she abstained due to difficulty receiving files and could not review documents prior to the meeting.**

COMMISSIONER COMMENTS & PUBLIC PORTION:

Commissioner Roberts made a motion to open public portion; seconded by Commissioner Davis.

Chairman Zebrowski invited Mr. Dalina to speak about PR and social media. He said he has been working with Mr. Shah to put together two new episodes of “Sera Spotlights” which will be video messages of each Commissioner. There will be another episode with staff and professionals. There will be upcoming communication efforts for the RFQ-RFP for the bar/restaurant and possibly an on-site location video to showcase the waterfront to attract businesses. Social Media growth goals: From Jan15 to Feb 12, the page had 173 total views, 76 individual viewers, 83% are from Sayreville. His goal for the upcoming months is to keep and expand followers on Facebook as well as post more consistently. He will be using the Executive Director’s Report to create posts and will be using the web analytics from Apptgy, the SERA website host. Commissioner Roberts asked if we have any budget to boost posts? Mr. Dalina explained that everything is passive and there is no budget to boost social media posts. Mr. Shah explained that the use of credit card is needed to boost posts on social media. He said we will look into it.

Chairman Zebrowski invited Mr. Polston, from Jamestown up to speak. He thanked the Agency for considering the RAB Bond process. It was started many years ago and has been a long process. The bonds will be used to pay for community benefits such as emergency services equipment and facilities, money to contribute to a community center, waterfront promenade and multi-use path, a Heroes Walk along the water, temporary municipal offices to support the ongoing development and permit reviews. He said to clarify, these bonds won’t be used to pay for all the utility infrastructure for the project. The redeveloper is spending hundreds of millions of dollars for utilities that will not be part of this bonding. He addressed Mr. Samuel’s comment “we provided the land.” He clarified that the land was not free. The Borough did not give the land to the redeveloper. The purchase price for the land was \$80 million plus remediation which was about \$150 million. The final point: Mr. Jessup mentioned that this will be used to retire the debt to the county in full. The county loaned \$35 million to the Borough to facilitate the condemnation of the land in 2005. That amount has been paid down over time. This is paying the last piece of the debt. He

stated that they have to work out the market price of the bond so the documents will have to be worked out before the March meeting. He thanked all for their support. He agreed with Commissioner Roberts that this was an efficient meeting.

Commissioner Davis made a motion to close public portion; seconded by Commissioner Roberts.

Chairman Zebrowski thanked everyone and asked for a motion to adjourn.

**Commissioner Davis made a motion to adjourn; seconded by Commissioner Roberts.
Meeting ended at 7:55 p.m.**

**Respectfully submitted,
Jamie Kurtz, SERA Recording Secretary**