

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

MINUTES OF April 10, 2025

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: Mr. Davis, Mr. DeWise, Mr. Grillo
Mr. Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

Absent Commissioners: Ms. Fisher

Also present were: Mr. Shah, Mr. Schlichte, Mr. Baker, Mr. Iacocca, Mr. Cornell, Mr. Samuel,
and Mr. Kronowski

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 had stated, yes.

MINUTES:

Mr. Scott made a motion to approve the minutes from March 13, 2025; seconded by Mr. Davis.

ROLL CALL:

YES: Mr. Davis, Mr. Grillo, Mr. Parikh, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: Mr. DeWise and Councilperson Roberts

ATTORNEY REPORT:

Mr. Baker, Esq. informed the Commissioners of further details of the Resolutions on the agenda. Among those mentioned, Resolution 2025.04.10: Approving the Application of CP MD Jernee Mill Rd Urban Renewal, LLC (CP MD) to the Sayreville Planning Board for the Subdivision Approval and Site Plan Amendment RE: Landfill #3, was heard at the Planning Board meeting on Wednesday, April 2nd. SERA reviewed the revised application and approved the minor changes to the site.

ENGINEER REPORT:

Mr. Cornell discussed the Main Street (County Route 670) Speed Limit Evaluation Between Washington Road (County Route 535) and MacArthur Avenue, prepared by CME Associates, dated April 1, 2025. The evaluation was sent to the Middlesex County Engineering office with their recommendation to lower the speed to twenty-five (25) miles per hour between the above-referenced location on Main Street. This determination of a speed reduction was based upon a review of accident data from the last three (3) years, a review of current traffic regulation outlined in both New Jersey Statutes, latest edition of the Manual on Uniform Traffic Control Devices and an analysis of the speed data collected by the Borough Police Department from November 27, 2024 and December 7, 2024; and from December 10, 2024 to December 18, 2024. Mr. Cornell and Mr. Samuel discussed recommendations that should be considered in this location:

- **Rectangular Rapid Flashing Beacons**
- **Advance Pedestrian Warning Signs**
- **Advance Reduced Speed Limit Ahead Signs**
- **Vehicle Speed Feedback Signs**
- **Speed Reduction Markings**

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated April 10, 2025

1. **Approval Letter from NJTPA** – SERA has officially received a resolution adopted by the North Jersey Transportation Planning Authority, confirming the inclusion of the Sayreville Waterfront Multimodal Transportation Improvement Project in the 2024 – 2027 Transportation Improvement Program.
2. **Annual Audit Initiated** – The annual audit process has commenced. We anticipate having a draft of the final audit available for review at the next agency meeting.
3. **Main Street Community Engagement** – Letters have been distributed to residents and business owners in the Main Street area, inviting them to participate in an evening meeting to provide input on potential downtown improvements. Meetings are scheduled for April 22nd and April 23rd at 6 p.m.
4. **2025 RFQ for Professional Services** – The 2025 request for qualifications for professional services will be released on April 15th, with a submission deadline of May 6th. SERA is seeking qualifications for the following positions:
 - **Real Estate Appraiser**
 - **Special Counsel for Redevelopment Matters**

- Agency Attorney
- Agency Auditor
- Agency Engineer
- Agency Planner
- Agency Bond Counsel
- Agency Bond Underwriter
- Agency Financial Consultant

5. **Bus Shelters** – The bus shelters along the Main Street area (across from Main Street Townhomes) were discussed at the previous meeting. Mr. Schlichte and Glenn Skarzynski, Business Administrator, have completed some research with regards to these shelters. The current agreement has expired, and Mr. Skarzynski will reach out to the company to see who can remove these. If the Borough can remove and discard them, they will relocate them to the City of South Amboy ferry station, as they currently do not have any coverings for their waiting areas.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$28,341.31 (Operating Exp. \$23,507.81 & Escrow \$4,833.50)

Mr. Scott made a motion to approve; seconded by Councilperson Roberts.

ROLL CALL:

YES: Mr. Davis, Mr. DeWise, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

RESOLUTIONS:

- a. **2025.04.10 – Resolution Approving the Application of CP MD Jernee Mill Rd Urban Renewal, LLC (CPMD) to the Sayreville Planning Board for the Subdivision Approval and Site Plan Amendment RE: Sayreville Landfill #3**

Mr. Scott made a motion to approve; seconded by Mr. Parikh.

ROLL CALL:

YES: Mr. Davis, Mr. DeWise, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

- b. 2025.04.11 – Resolution Amending Approving Amendment of a Certain Easement Agreement by and among Sayreville Seaport Associates Urban Renewal, L, the Middlesex County Improvement Authority, and Sayreville Economic & Redevelopment Agency.**

Mr. Scott made a motion to approve; seconded by Mr. Davis.

ROLL CALL:

YES: Mr. Davis, Mr. DeWise, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

- c. 2025.04.12 – Resolution Approving Amendment of a Certain Recognition Agreement by and Among Sayreville Seaport Associates Urban Renewal, LP, Starbucks Corporation, and Sayreville Economic & Redevelopment Agency.**

Mr. Scott made a motion to approve; seconded by Councilperson Roberts.

ROLL CALL:

YES: Mr. Davis, Mr. DeWise, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Mr. Dalina stated that the Commissioner’s interviews are in process and hopefully will be finished in a few weeks, depending on schedules.

The public portion was opened and closed. No public attended.

Chairman Zebrowski wished everyone a Happy Easter.

Mr. Scott made a motion to adjourn; seconded by Mr. Parikh. Meeting ended at 7:02 p.m.

Respectfully submitted,

Beth Magnani

SERA Recording Secretary