

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

MINUTES OF May 15, 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, Ms. Fisher, Mr. Grillo, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

Absent Commissioners: Mr. DeWise and Mr. Parikh

Also present were: Mr. Schlichte, Mr. Kronowski, Mr. Iacocca, Mr. Samuel, Ms. Sawant, and Mr. Baker

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. Grillo made a motion to approve the minutes from April 10, 2025; seconded by Mr. Davis.

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: Councilperson Roberts

ATTORNEY REPORT:

Mr. Baker, Esq., discussed in detail the Resolutions 2025.05.13 through 2025.05.17 with the Commissioners.

ENGINEER REPORT:

Mr. Samuel informed the Commissioners about the updates at Riverton, with Bass Pro still moving very quickly. Site improvements, including utility and earth work, as well as Quick Chek have been submitted for building permits.

PLANNER'S REPORT:

Ms. Sawant is currently scheduled for hearings with the Planning Board on May 21, 2025, for the Area in Need of Redevelopment for the JCP&L site off of River Road and the Former Sunshine Biscuit Site on Jernee Mill Road.

EXECUTIVE DIRECTORS' REPORT:

Mr. Shah refers to the Executive Director's report dated May 15, 2025:

- **SERA Main Street Outreach was completed on April 22 and April 23, 2025, as part of its ongoing efforts to engage the community in the revitalization of Main Street. These sessions were designed to present conceptual improvements and gather feedback from local residents and business owners. The presentations included potential streetscape enhancements, pedestrian safety improvements and aesthetic upgrades intended to foster a more vibrant and accessible downtown environment. Overall, community feedback was constructive and largely supportive of the proposed improvements.**
- **2025 RFQ for Professional Services was released on April 15, 2025. The RFQ solicited submissions from qualified firms in various disciplines, including legal, engineering, planning, architectural design, and other technical specialties critical to the agency's mission. The submission period closed on May 6, 2025. All received qualifications are currently under internal review.**
- **River Road Property, as discussed in the workshop, SERA conducted an onsite visit of agency-owned property located along River Road in coordination with engineers and planning consultants. The purpose of the site visit was to evaluate the feasibility of a potential commercial development on the parcel, specifically the establishment of a water restaurant and/or tiki bar.**
- **SERA website and Digital Presence – Initial Consultation with Apptegy, a digital solutions and web hosting provider, to explore the redesign and modernization of**

the agency's website. The goal is to enhance SERA's online presence, streamline public communication, and provide easier access to redevelopment updates, meeting information, and public documents.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$46,329.50 (Operating Exp. \$39,486.00 & Escrow \$6,843.50)

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

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

PRESENTATION:

Chairman Zebrowski welcomed Tovah Living, LLC, and Mr. John Wisniewski, Esq. Mr. Wisniewski, Esq. of Wisniewski and Associates, representing his client Tovah Living, LLC. He references exhibits that were provided during his presentation.

Mr. Shah informs the commissioners that the site that is being discussed is the lot near the Parkway Exit and Main Street. The previous developers (storage facility) have withdrawn their interest in the site, and a letter was received by Mr. Shah.

Tovah Living, LLC has a sister business that operates the buildings next door. They have finished building B, and they propose to construct a similar style building for age-restricted units. They have purchased a small parcel owned by National Lead, approx. one and a half acres, next to this site, currently between the existing building B and the parcel owned by Mr. Kurtz and Mr. Leonard. With this parcel and calling the other property Kurtz Property, they would assume slightly less than five acres. The proposal includes

- Eighty-one (81) units**
- Four (4) story building, mirroring the existing "Gillette buildings"**
- Age-restricted to 55 and older.**
- The average unit size would be 900 SF, including one and two bedrooms.**
- They have agreed to 15% of affordable housing.**
- The plan shows 1.9 parking spaces per unit.**

Mr. Wisniewski, Esq., stated that currently in the plan, an amenity area will be inside the building. Chairman Zebrowski would like to see more amenities for the complex. They are willing to work with the agency with indoor and outdoor amenities. They are also agreeable to work with the agency with special needs affordable units within the 15% affordable housing. This site has access to Kennedy Blvd, which they would agree to have an entrance only on Main Street, as well as an exit and entrance onto the site from Kennedy Blvd. Community outreach would be required of the applicant.

An amendment to the redevelopment plan would be a height restriction, residential use, and less than 5 acres. The agency would request the applicant to submit a fiscal impact statement.

Chairman Zebrowski thanked Mr. Wisniewski, Esq., for his presentation.

RESOLUTION:

- a.) 2025.05.13 – Resolution of SERA Authorizing termination of redevelopment agreement and termination of conditional redevelopment in connection with real property located at Main Street (CR-670) and Garden State Parkway.**

Mr. Grillo made a motion to approve, seconded by Mr. Scott.

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

- b.) 2025.05.14 – Resolution of SERA designating Tovah Living LLC as a conditional redeveloper of real property located at Main Street (CR-670) and Garden State Parkway.**

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

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Scott, and Chairman Zebrowski

NO: Councilperson Roberts

ABSTAIN:

c.) 2025.05.15 – Resolution of SERA adopting a disadvantaged business entity (DBE) policy.

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

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Scott, and Chairman Zebrowski

NO: Councilperson Roberts

ABSTAIN:

d.) 2025.05.16 – Resolution of SERA adopting a Chapter 3 Title IV Policy.

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

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Scott, and Chairman Zebrowski

NO: Councilperson Roberts

ABSTAIN:

e.) 2025.05.17 – Resolution of SERA to refund inactive Escrow Accounts

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

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Scott, and Chairman Zebrowski

NO: Councilperson Roberts

ABSTAIN:

DISCUSSION:

Mr. Shah informed the board of a request from the Clerk’s office about summer meetings. The elevator will be out of service until approximately the end of July. If any meeting can be canceled, they would consider it, and notice to the commissioners would be provided.

COMMISSIONER COMMENTS:

Mr. Dalina is working on a schedule for the next podcast. He has a few commissioners who have to schedule their recording.

Mr. Grillo mentioned possibly requesting an “RFI” request for interest opposed to an “RFP” request for proposal. This could provide a wider scope for the developer and a little bit more latitude in ending up with something that we haven’t thought of.

Ms. Fisher asked if the commissioners would be receiving a professional report about the Tovah Living, LLC development proposal.

Councilperson Roberts provided a comment with regard to her “No” vote on the Tovah Living LLC resolution. She stated that the height requirement was a concern, high-density residential is something the town does not need, and would like to review the Affordable Housing in more detail before having a SERA property allocated to this.

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

The Secretary read the closed session resolution into the record.

Mr. Scott made a motion to approve the resolution, seconded by Mr. Davis.

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO:

ABSTAIN:

Chairman Zebrowski made a motion to return to the regular meeting; Ms. Fisher seconded. Motion carried.

Mr. Davis made a motion to adjourn; seconded by Mr. Scott. Meeting ended at 8:50 p.m.

Respectfully submitted,

Beth Magnani

SERA Recording Secretary