

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

MINUTES OF July 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: Commissioner Davis, Grillo, Councilperson Roberts, Scott, and Chairman Zebrowski.

Also present were: Mr. Schlichte, Mr. Kronowski, Mr. Iacocca, Ms. Sawant, Mr. Baker, Mr. Iacocca, Mr. Shah, Mr. J. Cornell and Mr. Andrew Z Zabiega.

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:

Commissioner Scott made a motion to approve the minutes from June 12, 2025; seconded by. Commissioner Davis.

ROLL CALL:

YES: Commissioner Davis, Grillo, Councilperson Roberts, Scott and Chairman Zebrowski

NO: n/a

ATTORNEY REPORT:

Mr. Baker, Esq., parcel A agreement between DEP and County has been fully executed. Anthony Iacocca and the team are now in implementation mode. Not much more to go, which will allow remedial action outcome to be filed. Hopefully property will be sold which, has been under contract for over a decade. Mr. Baker thanked Anthony Iacocca, CME, ZAK and the folks with the County, DEP for finally getting this across the finish line. Chairman Zebrowski asked that there are 3 Parcels, A, B & C, Correct? Mr. Baker said Parcel A is the bay front piece that was acquired as open space. The remediation is now complete and documentation that would allow it to be finalized is complete. Mr. Shah

added much of the holdup was with State DEP. Riverton no longer has to carry insurance and have other costs associated with Parcel A.

ENGINEER REPORT:

Mr. Justin Cornell informed the Commissioners that there was a BDA meeting on June 24th. There has been great progress. Site is mostly clean. Riverton site, Brass Pro Shop continues, you can see progress as you pass by. Chairman Zebrowski asked when shell / exterior will be completed? Mr. Cornell said by Fall 2025.

Chairman Zebrowski asked for a follow up next on the speed limit. Mr. Cornell said Mayor and Council has to approve it. MCC will need to approve and then decide how to move forward. Chairman Zebrowski asked who produces the Resolution? Mr. Cornell said a resolution was produced by Mr. Baker at last SERA meeting, and then it should be on the next council meeting.

PLANNER'S REPORT:

Ms. Sawant is working on two areas of investigation. One is for Ernston Road and the other Main and Crossman. Studies were to be presented next week. When Ms. Sawant was reviewing the sites, she came across that not all sites meet redevelopment criteria but do meet the rehabilitation criteria. When SERA passed the resolution, rehabilitation was not included on the resolution. When it went to the council, resolution only referred to redevelopment. Resolution needs to be updated to include rehabilitation so Ms. Sawant can continue her study. Updated resolution will eliminate the state questioning any of our studies. Mr. Sordillo was contacted and it was decided to move to next planning board meeting. Notice was set for 8/6, but notice requirement has to be met prior to council meeting, which is 7/21/25. two studies have been moved two weeks after 8/6/25.

Hanover Group/Sunshime Biscuit site redevelopment plan: Area has been designated, escrow received and plan needs to be presented to council. Ms. Sawant has asked Justin Cornell / CME to be included in part of the plan for roadway improvements at Jernee Mill Road and Bordentown Avenue.

Housing Plans: Chairman Zebrowski and Mr. Shah have been in discussion with Ms. Sawant regarding the area next to commuter parking/garden state parkway. Rite Aid lot is vacant as Rite Aid recently closed its business. Ms. Sawant is working at Old Bridge on the Transit Village designation and working closely with NJ Transit and NJDOT. This area clearly qualifies as a transit village. Ms. Sawant has requested a meeting with NJ Transit to pursue this area as a transit village. There are big advantages of this designation of a

transit village: it opens up funding from NJDOT to the borough. It also provides borough with bonus credits for both affordable housing and special needs housing. More meeting to be scheduled with Chairman Zebrowski and Mr. Shah in the next few weeks. It takes 18 months to get transit village designated. Ms. Sawant feels if we start working on study and plan now, we will have the plan completed by the time transit village designation is acquired. Mr. Shah ensured Ms. Sawant she has full support of SERA/ Commissioner. Ms. Sawant would like to make a short presentation of a boundary map in near future. Developers are keen on transit villages coming in and that should help address affordable housing needs. Chairman Zebrowski added that these two areas are significant that will help with affordable housing, but also it will help to attract people to Sayreville. Transit villages will help with additional congestion, reducing traffic on our roads. Connecting a hub with Old Bridge and creating our own hub will enhance the commuter lot and utilizing mass transportation. Using a transit village creates community balance, attracting younger adults who will utilize shopping, dining and mass transportation. Only 33 designations until now. State is encouraging for a Bus Rapid Transit System along Route 9 and there are 17 stops starting from Howell Township and ends with Old Bridge. Ms. Sawant said this is the best time to push for transit village as the state is pushing for transit village designation.

Commissioner Grillo asked who owns Rite Aid property, as it is out of business, as he feels it could be a phenomenal part of a transit village. Commissioner Grillo asked since Gillette Towers 3rd building is not built yet, could the units there be a part of a transit village, and get bonus credits? Ms. Sawant stated that if all depends and she will have to look further if there will be additional credits. Ms. Sawant said Rite Aid area is underutilized but boundaries have not been defined yet. The process of transit village designation does contact owners of property and property owners should reach out to the Borough first. Commissioner Grillo asked about BRT - Bus Rapid Transit. Ms. Sawant said that a study was conducted for Bus Rapid Transit along Route 9 corridor to develop transit orientated developments along 17 intersections. Northern most is the Old Bridge commuter lot down to Howell. Ernston Road area will have access to apartments, restaurants and eventually a parking deck. Commissioner Grillo also asked if we could move a BRT up to the Melrose section to get transit village there too? Ms. Sawant says we can look at both areas when designating a transit village to see how it could benefit Sayreville. Chairman Zebrowski said we could also connect the ability to transport to the bus station. Maybe utilizing smaller stops that currently are dilapidated.

FINANCIAL REPORT:

CFO Wayne Kronowski stated financial reports were distributed to the Commissioners. Any questions to contact him directly.

EXECUTIVE DIRECTORS' REPORT:

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

SERA website and Digital Presence – is in final stages of launching new, modernized website to improve public engagement and access to redevelopment information. The new site, www.seranij.gov, is designed enhance transparency, streamline communication and serve as comprehensive resource for the agency's activities.

The website's layout and design have been completed. The project has now entered the content migration phase, during which materials from the existing website are being reviewed, updated, and transferred to the new platform. The fully updated website is expected to be operational next month. Once launched, it will provide residents and stakeholders with easy access to project updates, redevelopment area details, meeting agendas and minutes, public notices, and other essential resources. The site will be fully optimized for both desktop and mobile devices.

Riverton Update - Construction of the Bass Pro Shops facility at the Riverton site remains on schedule and continues to progress steadily. A major milestone was recently achieved with the finalization of the management agreement for Parcel A, which has now been signed and accepted by both Middlesex County and the New Jersey Department of Environmental Protection (NJDEP). This represents a significant step forward for the project. Although remediation of Parcel A was completed several years ago, ownership responsibility remained with the Sayreville Seaport Associates (SSA). Following sustained advocacy by SERA, the Borough, and Middlesex County, NJDEP has now agreed to assume ownership responsibilities in coordination with the County. This agreement formally transfers responsibility from SSA to the appropriate public entities, thereby relieving SSA of further liability for the site.

Remediation of Parcel B is ongoing. The access agreement required for remediation and capping work at the Cinema Site is currently in the process of being finalized

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$84,594.85 (Operating Exp. \$41,563.04 & Escrow \$43,031.81)

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

ROLL CALL:

YES: Commissioner Davis, Grillo, Councilperson Roberts, Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

DISCUSSION:

Mr. Shah stated that audit report is complete. Carry over issue of negative escrow balances from previous operating years. Thanking the SERA team for their great job in this process.

Mr. Andrew Zabiega from Samuel Klein and Company discussed the 2024 Annual Audit. Mr. Zabiega only had one recommendation: collecting escrow from two Redevelopers who are in the negative from prior operating years. Mr. Shah said that one developer may be coming back, so we may get escrow collected. Mr. Shah also confirmed that SERA is working on returning escrow for inactive escrow accounts. Mr. Zabiega had several suggestions for the SERA financial team. 1. - that we start writing check numbers on payment vouchers. Corrections have been made from this suggestion. Mrs. Shulenski went back for 2024 and wrote all check numbers on payment vouchers. 2. - 2024 SERA and Borough entered into an agreement. Mr. Zabiega suggested that Borough reimbursements contain backup details attached so SERA can identify what they are reimbursing expenses for to the Borough. Financial positions have stayed same between 2023 and 2024. SERA provided all services without spending more money. SERA didn't bring in a significant amount of money but really had not spent more either. Expenses remained the same. Any comments or questions please let Wayne or Andy know. Mr. Kronowski will file all necessary paperwork to the State once resolution is passed tonight, and all signatures from Commissioners have been obtained on the affidavit. Chairman Zebrowski asked Mr. Zabiega if we are staffed properly. Mr. Zabiega stated he could not comment on this but could confirm payment amounts for the staff are correct. Mr. Zabiega suggested SERA should also include a breakdown of staff and salary amounts for Borough salary reimbursement. This will assist when SERA applies for any federal aid.

RESOLUTION:

2025.07.36– Resolution of SERA

Resolution of Sayreville Economic & Redevelopment Agency governing body certification of the Annual Audit

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

ROLL CALL:

YES: Commissioner Davis, Grillo, Councilperson Roberts, Scott and Chairman Zebrowski

NO: n/a

ABSTAIN:

COMMISSIONER COMMENTS:

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

Chairman Zebrowski made a motion to adjourn.

**Commissioner Davis made a motion to adjourn; seconded by Commissioner Roberts.
Meeting ended at 7:13 p.m.**

Respectfully submitted,

**Denise Shulenski
SERA Recording Secretary**