

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

MINUTES OF August 14, 2025

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Vice Chairman Grillo and opened with a salute to the flag. Vice Chairman Grillo 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, Scott, and Parikh.

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

AT THIS TIME, THE MEETING WAS OPENED:

Vice Chairman Grillo 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 July 11, 2025; seconded by. Commissioner Davis.

ROLL CALL:

YES: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, & Scott.

NO: n/a

ATTORNEY REPORT:

Mr. Baker, Esq., this past March, DEP asked for a modified MOU as regards to the Brownfield Development area. Another version was sent for SERA to approve. Initially they asked for Borough to sign. Mr. Baker spoke with DEP and who said no, it's only for SERA to sign. Ms. Sawant and Mr. Baker will be meeting in the a few weeks to talk about the Sunshine Biscuit site. Discussions have been happening with Tovah's attorneys regarding redevelopment plan, providing a site plan, so SERA can review and approve. Then, Ms. Sawant and Mr. Baker will have a redevelopment plan for SERA to review. Mr. Shah reiterated Mr. Baker will have redevelopment plan and redevelopment agreement for next meeting. All timelines are ok with Tovah developer and with DEP for the MOUS. Once approved, Tovah it will go to Borough for PILOT agreement. Mr. Baker and Ms.

Sawant will negotiate redevelopment plan and draft ordinance for the Borough. Ms. Sawant stated that Agency will only see a draft. It is the Council that votes on the plan and it becomes an ordinance. Mr. Baker stated we recommend the Plan. Mr Shah stated SERA develops everything and passes it along to the Borough.

ENGINEER REPORT:

Mr. Justin Cornell said work continues at Bass Pro Shop. Site improvements are continuing, working on the pump station. This month work began on the off-site water main extension from the Raritan Street pump station to Oak Street. Completed work on Raritan Street to make their way to Cross Avenue.

PLANNER'S REPORT:

Ms. Sawant stated she will not be in attendance for next SERA meeting, she is out of the country. Plans for from Tovah Living should be in next week, Ms. Sawant would like to coordinate with Mr. Baker to review and have all of her comments and updates. Ms. Sawant will provide a report for Mr. Shah to read at the next meeting on her behalf. Ms. Sawant has received final plans for Sunshine Biscuit and will start working on the plan. Hanover Group is asking for a time frame but she advised them that she needs direction from SERA's Chairman and Executive Director. She will share the date that it will go before council . Next week at the Planning Board meeting on 8/20/25, Ms. Sawant will be presenting the study of Ernston Road. A dated is needed for Main Street and Crossman study. Ms. Sawant will be returning the same night as the next Planning Board - 9/17/25. Ms. Sawant has asked do we schedule a special meeting or wait for the next planning board meeting to come up? Mr. Shah wanted to clarify he has read a few things, saying that this plan of redevelopment on Route 9 or Main Street is going to condemn vibrant businesses and he wanted to clarify, there is no condemnation in our redevelopment plan. No properties will be condemned. The property owners will get a benefit and it will be their time and choosing to make necessary improvements. There will be a plan in place to help them and they can explore redevelopment and revitalization of the area that is in need. Ms. Sawant is working with Transit Village at the bus stop in Old Bridge, which is very close to Sayreville. With the redevelopment plan in place, it will further benefit the property owners. Mr. Shah has asked if anyone asks, please clarify there is no condemnation. As a Commissioner, you are not authorizing any condemnation. Council is not authorizing any condemnation. Ms. Sawant has a follow up with NJ Transit and NJ DOT next week on 8/20/25, as a speaker. Sayreville has been included in addition to Old Bridge. Ms. Sawant is talking about Sayreville's area that is included as affordable housing plan. Ms. Sawant said if anyone is interested, please reach out to her directly. She will share link as this is a virtual conference.

Vice Chairman, Grillo stated that there are 4 redevelopment projects Veena is working on, we have Gillet Towers, Downtown improvements (which have slowed down a little), and the Transit Village. There are seven significant improvement projects and there might be more. He congratulated the SERA Board, Professionals and Staff.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated August 14, 2025:

SERA website and Digital Presence:

Sera, continues to work on the agency's new modernized website at [www. Seranj.gov](http://www.Seranj.gov). The new platform is designed to enhance transparency, improve public access to redevelopment information and strengthen overall agency communication.

In addition to migrating and updating existing content, SERA is developing new pages to explain the redevelopment process in New Jersey and provide links to external resources such as New Jersey Economic Development Authority (NJEDA), the Department of Community Affairs (DCA) and the Department of Environmental Protection (NJDEP). These resources will assist stakeholders in understanding redevelopment requirements and identifying potential state funding supplements for qualifying projects.

The agency is also working on dedicated page to highlight recently designated "Areas in Need of Redevelopment" within the Borough. This section will present potential developers with the community's vision for each site, providing clear framework for future investment. The fully updated website is expected to launch next month, offering an accessible, user-friendly platform optimized for both desktop and mobile devices.

Riverton Update:

Construction of Brass Pro Shops facility remains on schedule. The outer shell is expected to be completed this Fall. At that time the building will be turned over to Brass Pro for interior fit out. Site work continues on Gateway Service Area to begin construction on the associated pad sites.

Redevelopment Planning Update:

The SERA Planner will present the Ernston Road Mini Mall Area in Need of Redevelopment and Rehabilitation Study to the Planning Board. This study will guide future revitalization efforts for the area, aligning with SERA's redevelopment strategy.

Mr. Shah again said that there is no condemnation. Vice Chairman said no eminent domain.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$30,907.16 (Operating Exp. \$25,843.21 & Escrow \$5,063.95)

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

ROLL CALL:

YES: Commissioner Davis, DeWise, Grillo, Fisher, Scott, and Parikh

NO: n/a

ABSTAIN: n/a

RESOLUTION:

2025.08.37– Resolution of SERA

Resolution of Sayreville Economic & Redevelopment Agency resolution authorizing Solar Landscape LLC to appear before the Sayreville Zoning Board for the amended preliminary and final major site plan regarding BK 257, Lot 3.06, 2707 Main Street Extension (Epic Church)

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

ROLL CALL:

YES: Commissioner Davis, DeWise, Grillo, Parikh, and Scott .

NO: n/a

ABSTAIN: Fisher

COMMISSIONER COMMENTS:

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

Vice Chairman Grillo made a motion to adjourn.

Commissioner Davis made a motion to adjourn; seconded by Commissioner Davis.

Meeting ended at 6:47p.m.

Respectfully submitted,

Denise Shulenski

SERA Recording Secretary