

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

MINUTES OF April 9, 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: Commissioners Davis, Grillo (via Zoom), Parikh, Roberts, Scott, Councilman Rios, and Chairman Zebrowski.

SERA Commissioners who were absent were: Commissioners DeWise and Fisher

Also present were: Mr. Baker, Esq., Mr. Justin Cornell, Mr. Shah, Mr. Schlichte, Mr. Kronowski, Ms. Sawant

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 March 12, 2026; seconded by Commissioner Davis

ROLL CALL:

YES: Commissioner Davis, Grillo, Parikh, Roberts, Scott, Councilman Rios and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. stated he did not have anything to report, however he advised the Commissioners that if they are going to the site visit at Riverton, they should wear boots or old shoes. He advised that they do provide hard hats and safety vests.

ENGINEER REPORT:

Mr. Cornell reported that work continues at the Riverton site. This month, they continue testing the pump station generator. They began base paving Chevalier Ave. Storm and sanitary sewer work continued along Riverton Crossing. The QuickChek building is expanding quickly. Panera Bread pad installation has begun. Bass Pro landscaping has started and they drilled the piles for the Bass Pro sign along the Parkway and also installed the fence along the Parkway. The next BDA meeting is on April 21st at 11 am. We do not have an ETA or official date to announce for QuickChek yet. Commissioner Roberts asked which business is going to go up after QuickChek. Mr. Cornell stated that Panera is next.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated April 9, 2026:

1. Riverton Update

Progress continues at the Riverton Site. The interior work is continuing on the Bass Pro shop, keeping the project on schedule for a 2026 opening. Work continues on the Gateway services area, with the QuickChek making significant progress, it is on schedule to be the first business completed and opened at the site.

2. Main Street Revitalization

Public works has designated 6 areas for the receptacles to be placed in the downtown area, three on either side of the road between Washington Road and MacArthur Ave. CME is also engaged with the county to work on getting approvals for additional cross walks and enhanced pedestrian crossing signs, with flashing lights.

3. Riverfront Bar & Restaurant RFP

We are still waiting on response for the Riverfront Bar & Restaurant RFP. It was distributed to 66 targeted hospitality operators, restaurant groups, commercial real estate firms, developers, marina industry organizations, and economic development groups to maximize industry awareness and encourage competitive proposals.

4. Jupiter Power

Jupiter Power hosted a public information session at the Senior Center on March 26th from 5pm-8pm. This event was well attended by the community and allowed residents to learn more about the Woods Landing project in Sayreville and ask questions and learn more about battery energy storage technology. The New Jersey Board of Public Utilities (NJBPU) has also awarded this project \$15 million in incentives; this is one of three projects that received incentives from the BPU. The three projects total 355 megawatts in additional capacity and are expected to generate more than \$169 million in savings for rate payers over the programs life. The Woods Landing project in Sayreville will account for 200 megawatts.

Mr. Shah gave an update on the Riverton Bond sale. Once the Borough Council completes their action items, we'll be going into market and have the bond sale most likely in May. He will update once this is completed. Chairman Zebrowski asked Mr. Shah if Mr. Jessup (SERA's Bond Counsel) will be at the upcoming Borough Council meeting on Monday. Mr. Shah confirmed he will be there. Chairman Zebrowski also asked the deadline for the RFP. Mr. Shah stated 4/27.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$48,765.37 (Operating Exp. \$25,635.37 & Escrow \$23,130.00)

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

ROLL CALL:

YES: Commissioner Davis, Grillo, Parikh, Roberts, Scott, Councilman Rios and Chairman Zebrowski

PLANNER'S REPORT & TRANSIT VILLAGE DISCUSSION:

Ms. Sawant stated she started working on the area investigation study. Based on Sayreville's settlement agreement, we should have designated this area in need of redevelopment by March 15. The Borough Attorney said he would file an extension so she should be wrapping the study up in the next two weeks so she can go in front of the Planning Board. Ms. Sawant explained that the plan needs to be in place because the plan becomes the ordinance. Once the Borough Council designates the area as an area in need of redevelopment, then we will involve redevelopers and property owners to see what can be

done in the area. She said they had a meeting with one of the owners (Rite Aid). They went to Planning Board with a presentation to develop the site as a car wash. They are worried they will lose the property rights, so they asked to be excluded from the area investigation study. Ms. Sawant said she explained to their attorney that this is a non-condemnation plan and there are advantages as a property owner to be included in the plan. If the car wash doesn't work down the road, they will still have the zoning approved for multi-family housing. Otherwise, Transit Village is moving along fine.

She is going in front of the Borough Council this upcoming Monday for Sunshine Biscuit and introduction of Tovah Living. She will be before the Planning Board this upcoming Wednesday for consistency for Tovah Living, then the following meeting for the final hearing on Tovah Living.

Ms. Sawant is also working on the JCP&L Coal Plant and will have a plan in place by next month. She said there was some confusion regarding amending the Waterfront Redevelopment Plan. She conducted an area investigation study about 6 months ago so the area is already designated an area in need of redevelopment. It makes it easier, and she just needs to write the redevelopment plan. She is just waiting on a concept and lighting plan. She is hoping to wrap this up next month.

Mr. Shah asked Mr. Baker, Esq. if the Redevelopment Plan is done for Tovah Living. He clarified that the Redevelopment Agreement has been signed and there were amendments to the plan due to the size of the lot. The only thing left is the Financial Agreement.

Ms. Sawant said by next month, former Sunshine Biscuit will be ready to file an application with the Planning Board. Then Tovah Living should be ready to file next month after their three steps (Borough Council, Planning Board, back to Council meeting). Tovah Living is also part of the housing plan. Having the plan in place helps with the upcoming deadlines. Ms. Sawant plans to speak to NJ Transit regarding shared parking in Transit Village (for example: night parking for residents).

COMMISSIONER COMMENTS:

Mr. Dalina couldn't be at the meeting, so Mr. Shah reviewed the Communications and Media report on his behalf.

**Communications & Media Report
March 10 – April 8, 2026**

Digital Overview

Facebook

-15,779 total views

-773 engagements

-286 followers (continued growth)

Top Content:

-Photo posts continue to drive the majority of engagement (75.4%)

Instagram

-373 views | 8 interactions | 63 followers

-Top Post: Woods Landing Project update

3,637 views (strong public reach)

Key Initiatives

Waterfront Restaurant / Tiki Bar (River Road)

-Continued promotion of RFP opportunity

-Focus on regional draw, waterfront access, and redevelopment potential

Woods Landing (Jupiter Power)

-Shared informational update to clarify redevelopment process

-Reinforced: Public hearing requirements, Professional review process, Planning Board & Council approvals

-Commitment: Ongoing transparency and proactive public communication

Media & Content Production - SERA Spotlight Podcast

-Filming next Thursday Featuring Mike Baker and Chairman John Zebrowski

-Topic: PILOTS

Commissioner Introduction Videos

-Nearly all responses received

-Remaining Commissioners are asked to submit responses

-Timeline: Film by end of April, Release in May

-Next phase: Staff & professional introduction videos to follow, will highlight the full redevelopment team.

Moving Forward

-Maintain consistent posting schedule

- Expand video/reel content**
- Continue clear, educational messaging**
- Support promotion of key redevelopment initiatives**

Summary

Communications efforts remain focused on transparency, public education, and strategic promotion of redevelopment opportunities across the Borough.

Mr. Shah clarified that the Woods Landing Open House was for residents to get an understanding of the project. It wasn't an official hearing. Just like any application that comes to us, it will go to the Borough Council and Planning Board. Public Hearing is done during that time.

He also explained that the PILOT Podcast will educate about PILOTS and misunderstandings will be cleared up.

Chariman Zebrowski asked for an update on the Business Development Position. Mr. Shah said they have not received any real applications for this part-time position. The key requirement for this position is someone with knowledge of planning, zoning, working with construction code officials and guiding incoming new businesses through the process. The salary would be about \$40,000.00. His hope was someone from town or nearby who has retired from planning or real estate would be an ideal candidate. The job is still posted. Ms. Sawant added it is very important that the person picked should have knowledge of planning and zoning, not just a salesperson. Mr. Zebrowski suggested Mr. Dalina could market the position out on the social media platforms. Mr. Baker, Esq. said he has had success in other towns with retirees who have served on zoning or planning boards.

PUBLIC PORTION

Commissioner Davis made a motion to open public portion; seconded by Commissioner Roberts. No public attended. Commissioner Davis made a motion to close public portion; seconded by Commissioner Roberts.

Chairman Zebrowski asked for a motion to adjourn. Commissioner Davis made a motion to adjourn; seconded by Commissioner Roberts. Meeting ended at 7:07 p.m.

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