

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

MINUTES OF May 14, 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, Fisher, Grillo, Roberts, Scott (via Zoom), Councilman Rios, and Chairman Zebrowski.

SERA Commissioners who were absent were: Commissioners DeWise and Parikh

Also present were: Mr. Baker, Esq., Mr. Samuel, Mr. Justin Cornell, Mr. Shah, Mr. Schlichte, Mr. Kronowski, Mr. Dalina

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 Davis made a motion to approve the minutes from April 9, 2026; seconded by Commissioner Grillo

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. addressed resolution 12b, regarding transfer documents. In 2010, after the closing on Parcel A concluded, Economy Auto, (which was just outside the Parcel A, southern tip of the property) approached the Agency about buying the piece of property and the Agency approved the purchase contract with them. There is a split of the proceeds with SSA and SERA, because SSA already paid for at the property at the initial closing. It has taken 16 years to get through the environmental issues and we are ready to close. The

title company has asked that the closing documents be reapproved for the sale of the property.

Mr. Baker, Esq. also explained the budget transfer. The budget was adopted last year and there was an amount allocated for a donation to the Borough. The Borough has asked for an increase in the donation. We are moving money within the budget so we can send the additional money to the Borough. Commissioner Roberts asked for the amount and the purpose of the increase. Mr. Schlichte explained that the Borough asked for an increase of \$50,000 due to the operating expenses specifically for youth sports registration.

Commissioner Grillo asked if SERA is the only entity being asked for funds. Mr. Schlichte confirmed yes. Mr. Shah said it helped to increase the participation in youth sports so the costs went up this year. PILOT fees will be used moving forward rather than redevelopment fees. Commissioner Grillo said that the funds that would be used to support youth sports, are coming out of the developer fees that the Agency collects verses coming out of the general fund that the taxpayers pay. So, this is great way to save the taxpayers money. Commissioner Roberts added it's also a great way to help our future generations.

ENGINEER REPORT:

Mr. Cornell reported that work continues at the Riverton site. This month, Bass Pro installed some landscaping in their parking lot. Quick Chek site installed some curb and sidewalk. Panera is working on their foundations. The developer is doing some improvements to Main St. Extension for their permit with the DOT. They have been actively working with the developer on locations for poles to connect the Crossman substation to the Victory substation. It should be in front of the Planning Board this year.

Chairman Zebrowski asked Mr. Cornell what is the process of the possibility of getting the expansion or lanes consistent up until the Main Extension. Right now, it would end near the apartment complexes. Mr. Cornell stated that he is aware this is a concern in town. He said it is feasible and they have been trying to talk to the county about widening the road to provide 2 lanes in both directions from Crossman to Main St. Extension. Mr. Samuel suggested that SERA and the Mayor & Council should pass a resolution requesting the county to have that section widened. The middle section is being held up by pole replacements. In the meantime, Mr. Samuel will contact the county engineer and send him a sketch so they are aware. Commissioner Grillo asked about Kimball Dr. and White Oak Lane. Could we have 2 lanes at some point between Kimball and Crossman? Mr. Samuel explained that part of the plan with Mr. Mocco's development, they insisted that he widen the street for two lanes on the outbound direction. A short stretch won't be available for two lanes and that would be the other side of the culvert just west of Crossman. The problem is the existing houses are right up on the road. On the outbound side, there is

nothing but industrial (except for apartments). Commissioner Grillo asked about the timeline. Mr. Samuel explained that it depends upon Mr. Mocco's development. Mr. Samuel said his office has recognized this issue for years. The apartment complex was approved through the courts.

Commissioner Grillo made a motion for SERA to produce a letter to the county requesting they investigate the expansion of inbound and outbound lane from West Kimball Drive to the Main St. Extension.

- d. 2026.05.14 – Resolution of the Sayreville Economic and Redevelopment Agency to Produce a Letter to the County Requesting they investigate the Expansion of inbound and outbound lane from West Kimball Drive to the Main St. Extension

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated May 14, 2026:

1. Riverton Update

Some commissioners were able to attend a site visit of the Riverton Project on this past Tuesday. They were able to see the progress that has been made on the site and see the scale of the project firsthand. Progress is continuing on the Bass Pro site as well as the Gateway Services area, with some additional pad sites getting ready to start construction in the coming months.

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. The trash and recycling receptacles are being finalized by Public Works and should be ordered later this month, with installation occurring shortly

after delivery. CME is also engaged with the county to work on getting approvals for additional cross walks and enhanced pedestrian crossing signs, with flashing lights. Mr. Baker added there are new trash containers in New Brunswick that resemble mailboxes that open and close which helps with overflow. Commissioner Grillo added that there is a company called Big Belly which makes a similar model. They are solar power compactors so they push the garbage down periodically so they don't have to pick up as much.

Chairman Zebrowski added the Sayreville Historical Society and Veterans Alliance teamed up to put up flags on Main St. They would like to expand it beyond Main Street.

3. Riverfront Bar & Restaurant RFP

We have extended the response deadline for the Riverfront Bar & Restaurant RFP until August 3rd. It is updated on the website and was re-shared and posted on the agency's social media.

4. Rt. 35 – Ernston Rd to Old Spye Rd

As part of ongoing discussions regarding economic development opportunities within the Borough, preliminary conversations have taken place concerning potential redevelopment areas along the Route 35 corridor between Ernston Road and Old Spye Road. Given its strategic location, access to major transportation routes, and proximity to existing residential and commercial neighborhoods, the corridor presents significant potential for a variety of redevelopment initiatives.

PUBLIC RELATIONS REPORT:

Mr. Dalina shared that communication efforts continue expanding across multiple digital platforms. A recent focus includes the growth of the SERA Spotlight Podcast. Mr. Baker, Esq. was featured with Chairman Zebrowski two weeks ago. There will be four parts of one episode. Episode 1 is pending approval. The podcast is about understanding redevelopment process, how redevelopment happens in New Jersey, the role of SERA, common misconceptions, and financial agreements including PILOTs.

The next Sera Spotlight will be an introduction of the Commissioners. Commissioner Grillo did his video today. Each commissioner will speak for 30-50 seconds.

Mr. Dalina has also been working on the YouTube channel. The logo is up and he created a banner. Mr. Dalina addressed Commissioner Fisher's request from April to make the videos easier to find on the webpage. There is now a YouTube page on SERA's website. You can find every episode at seranj.gov/sera-spotlight. You can play the video right from the website. Regarding the waterfront redevelopment project, he posted a new article and new graphics with the new deadline.

Commissioner Roberts commented that she loves the logo Mr. Dalina designed.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$72,615.22 (Operating Exp. \$39,783.27 & Escrow \$32,831.95)

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

RESOLUTIONS:

- a) **2026.05.11 - A Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Termination of Buffer Restriction in Connection with the Riverton Redevelopment Project in the Waterfront Redevelopment Area [Riverton]**

Commissioner Davis made a motion to approve, seconded by Commissioner Roberts.

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- b) **2026.05.12 - Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Execution of Transfer Documents in Connection with Vacant Land Located in Block 280, Lot 1.11 in the Waterfront Development Area [Economy Auto]**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- c) 2026.05.13 - Resolution authorizing the CFO to make transfers in the Authority Budget for the fiscal year 2026 – January 1, 2026 to December 31, 2026. [Budget Transfer]**

Commissioner Roberts made a motion to approve, seconded by Commissioner Grillo.

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Commissioner Roberts commented on the excellent workshop. Commissioner Scott said thank you for everyone's patience with him on Zoom.

PUBLIC PORTION

Commissioner Scott 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