

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

MINUTES OF August 13, 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, DeWise, Fisher, Grillo, Scott, Councilman Rios, and Chairman Zebrowski.

SERA Commissioners who were absent: Commissioners Parikh and Roberts.

Also present were: Mr. Baker, Esq., Mr. Iacocca, Esq., Mr. Justin Cornell, Ms. Sawant, Mr. Shah, Mr. Schlichte, 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 Scott made a motion to approve the minutes from July 9, 2026; seconded by Commissioner Grillo

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. referenced resolutions A and B on the meeting agenda. He explained that although the discussion had been for a 100,000.00 transfer to the borough, there is a limitation to how much the Agency can transfer each year to the borough. The amount in the resolution is \$63,000 as this is the max we can transfer for the year. He also referenced resolutions c and d, which are professional service contracts for the financial consultants

who will assist the Agency with upcoming projects. The last resolution is for bond counsel and special counsel. This was an oversight as it should have been approved with the other RFPs at the last meeting since the Riverton project has an upcoming bond closing. Councilman Rios asked where the \$63,000 is coming from and what it will be funding. Mr. Baker, Esq. said it comes from the Agency's surplus and it will go to the borough and the council will decide how it is spent. Commissioner Grillo referenced the Executive Director's report which states the funds would be used for youth sports programs. Mr. Baker, Esq. clarified that is the intended use, but ultimately the council decides where the money goes.

ENGINEER REPORT:

Mr. Cornell reported that work is ramping up to get ready for the Bass Pro opening. This month, they did top paving and striping in the Riverton Crossing. They worked on the sidewalk around Bass Pro. They did water main and concrete work near Quick Chek. They are also working on their CO and they are getting ready for an opening in September or October.

PLANNER REPORT:

Ms. Sawant reported that she will present the Sunshine Biscuit [Hanover] Redevelopment Plan to the Borough Council on Monday. She completed the Area Investigation Study for Transit Oriented Development but she would like to have discussions with the attorneys regarding some hurdles. She had conversations with two developers interested in mixed-use project within the Transit Oriented Development which will help with affordable housing.

EXECUTIVE DIRECTORS' REPORT:

Ms. Kurtz refers to the Executive Director's report dated August 13, 2026:

1. Riverton Redevelopment Update

Construction activity continues to progress throughout the Riverton site. Significant work is ongoing at the Bass Pro Shops location and within the Gateway Services area.

Construction at the QuickChek is also progressing, and work has begun on additional pad sites throughout the development.

Borough Councilmembers participated in a site tour of Riverton on July 17th, providing an opportunity to see the progress firsthand. The Riverton team provided an overview of the project and its history before leading Councilmembers throughout the site, including a

walkthrough of the Bass Pro Shops facility.

2. Federal Transit Administration (FTA) Grant

Following a recent conference call with the Federal Transit Administration (FTA), SERA has submitted the required documentation to advance the 2022 FTA grant through the federal onboarding process.

SERA is currently awaiting confirmation from the FTA that all required documentation has been submitted properly and that the Agency may proceed with the next steps in the onboarding process. The process has experienced delays over the past several months due to evolving federal guidance and changing administrative requirements, particularly with respect to civil rights compliance.

Once confirmation is received from the FTA, SERA will be able to continue moving the grant forward and ultimately access the funds needed to complete the multimodal transit study for the Riverton Project.

3. Allocation to Borough

Tonight's agenda includes a resolution authorizing an additional \$63,000 transfer to the Borough to support the youth recreation program.

Since the elimination of recreation registration fees, participation in the Borough's youth recreation sports leagues has increased significantly. Removing the financial barrier associated with registration fees has allowed more children in Sayreville to participate in the Borough's recreation programs.

The increased participation has also resulted in additional program costs for the Borough. As the redevelopment agency, SERA has the ability to help offset a portion of these costs and support the Borough's continued efforts to expand access to youth recreation programs.

4. Letter to Raritan Street Property Owners

SERA recently sent a letter to property owners within the proposed Raritan Street study area explaining the redevelopment process, the potential benefits of designation, and the opportunities that redevelopment could provide for the area.

The letter also outlined the potential benefits associated with a Transit Village designation. The presence of the NJ Transit Park and Ride makes the area particularly well positioned for transit-oriented development, which aligns with NJ Transit's interest in encouraging development around existing transit facilities.

A copy of the letter was provided to the Commission by email last week.

Mr. Shah added that he attended the Bass Pro hiring event in Sayreville. He is hoping to get information on how many Sayreville residents were hired. Chairman Zebrowski asked for feedback on the Riverton tour. Councilman Rios said the tour was impressive. He didn't realize the site was so huge. He asked if there is any way to guarantee a percentage of jobs to go to residents of Sayreville. Mr. Shah said we are encouraging it, but we can't ask for a guarantee. He reported that communication is improving with the tenants of the businesses. Mr. Baker, Esq. added that you can't request "x" percent, but you can have them advertise within in the borough and give them ways to make it known in the borough that these hiring events are happening. Mr. Shah added that when there is a redevelopment agreement, it allows the Agency to put these requests into the agreement. Commissioner Fisher asked if the staff received any feedback about the letter that went out to Raritan Street Property Owners. Mr. Shah said no feedback yet. Cross Avenue was discussed, but this is not a redevelopment area.

PUBLIC RELATIONS REPORT:

Mr. Dalina reported he last filmed the mayor's podcast at Style Urbano Barbershop to promote local businesses. He finished the second part about Chairman Zebrowski and Mr. Baker, Esq.'s conversation on PILOT agreements as well as Chairman Zebrowski's podcast with JCP&L. He is also working on the Commissioner videos he just needs to do two more Commissioners. He has been updating the SERA Facebook page with posts as well as the website. Commissioner Grillo asked where the videos are. Mr. Dalina said the mayor's videos are on the borough website, but not SERA's website. Mr. Shah added that the Agency will start a series introducing new businesses. Mr. Dalina said the next video with the mayor will be Mama Dee's Empanadas. He also clarified that SERA has their own

YouTube page. Chairman Zebrowski asked if there is anything the Agency is lacking in this area. Mr. Dalina said maybe a newsletter; however, he does post the Executive Director's report as a news item on the website.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$51,328.66 (Operating Exp. \$\$28,603.16 & Escrow \$22,725.50)

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

RESOLUTION:

- a) 2026.08.24—Resolution Authorizing the CFO to Amend the Authority Budget for the Fiscal Year 2026 – January 1, 2026 to December 31, 2026 [Budget]**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- b) 2026.08.25—A Resolution of the Sayreville Economic and Redevelopment Agency ("SERA") Approving Amendment to the 2026 Budget and Transfer to the Borough of Sayreville of \$63,000 for Borough Recreation Department Program Use [Budget]**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- c) **2026.08.26—A Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Financial Consultant from July 1, 2026 through July 1, 2027 Pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20.1**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- d) **2026.08.27—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Financial Consultant from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- e) **2026.08.28—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Bond Counsel and Special Counsel from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Chairman Zebrowski reported that South Amboy has a similar interest in creating a business support coordinator position and suggested a shared service position—part time in Sayreville and part time in South Amboy. Mr. Baker, Esq., advised that this is legal. Mr. Shah suggested Sayreville is the host community, and South Amboy should reimburse.

PUBLIC PORTION:

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

Chairman Zebrowski asked for a motion to adjourn. Commissioner Davis made a motion to adjourn; seconded by Commissioner Grillo. Meeting ended at 7:15 p.m.

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