

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

MINUTES OF March 13, 2025

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Chairman Zebrowski and opened with 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 that were present were: Mr. Davis, Ms. Fisher, Mr. Grillo
Mr. Parikh, Mr. Scott and Chairman Zebrowski

Absent Commissioners: Mr. DeWise and Councilperson Roberts

Also present were: Mr. Schlichte, Mr. Kronowski, Mr. Baker, Mr. Iacocca, Mr. Cornell, Mr. Samuel, 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 had stated, yes.

MINUTES:

Mr. Scott made a motion to approve the minutes from February 13, 2025; seconded by Mr. Davis.

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Parikh, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. informed the Commissioners that their quarterly meeting with the Brownfield Development Area “BDA” was held with a full house and updates on environmental remediation efforts were discussed.

ENGINEER REPORT:

Mr. Cornell informed the Commissioners that CME has been working on the speed study report for Main Street between MacArthur Avenue and Washington Road.

EXECUTIVE DIRECTORS REPORT:

Mr. Shah refers to Executive Director's report dated March 13, 2025.

1. Riverton Project Update:

Progress at the Riverton site continues to advance as key redevelopment milestones are met. On February 25th, SERA attended the Quarterly Brownfield Development Area "BDA" Steering Committee Meeting, where updates on environmental remediation efforts were discussed. Significant progress has been achieved on Parcels B and C, with ongoing remediation work bringing these sections closer to being fully remediated.

2. Area in Need of Redevelopment "ANR" Recommendations:

SERA's planning team has developed a structured timeline for presenting all pending 'Area in Need of Redevelopment' "ANR" studies to the Sayreville Planning Board. The planner has worked closely with the Planning Board to ensure a streamlined and efficient review process. The first presentation, focused on the former JCP&L site, is scheduled to take place in the coming weeks. This will be followed by the Main Street and Crossman Rd. area, The Route 9 and Ernston Rd. area and the former Sunshine Biscuit site.

3. Main Street/Downtown Revitalization:

Efforts to revitalize Sayreville's Main Street and Down district have continued with the recent distribution of outreach letters to property and business owners in the area. These letters outlined the overarching goals of the revitalization initiative and invited stakeholders to participate in shaping the future of the district.

The response from the community has been encouraging, with initial feedback highlighting both support and valuable input regarding potential improvements. SERA will begin scheduling meetings with property and business owners later this month facilitate further discussion, gather additional insights and ensure alignment with the Borough's vision for economic and commercial development. These engagements will help inform next steps, including potential infrastructure enhancements and business support initiatives aimed at fostering a vibrant main street.

4. NJTPA/FTA Study Grant

NJTPA has accepted and added the Riverton Parcel B and C connection road to the Transportation Improvement Plan. This will bring us a step closer to receiving the funds from the Federal Transit Administration grant to study the connection.

PLANNER'S REPORT:

Ms. Sawant is currently working on the JCP&L "ANR" site. She provided the Commissioners with a detail summary of the necessary steps that are required for this study.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$62,785.68 (Operating Exp. \$49,580.68 & Escrow \$13,205.00)

Mr. Davis made a motion to approve; seconded by Mr. Parikh.

ROLL CALL:

YES: Mr. Davis, Ms. Fisher, Mr. Grillo, Mr. Parikh, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Mr. Dalina is working on a schedule for the next pod cast. He is working towards meeting with the Commissioners.

Mr. Grillo stated that he has been in connect with Acuity Consulting regarding the Traffic Pain Study. If the study is completed by the next meeting, he asked if they should come to the meeting to present their study to the Commissioners.

Public portion was opened and closed. No public attended.

Mr. Davis made a motion to adjourned; seconded by Mr. Parikh. Meeting ended at 6:58 p.m.

Respectfully submitted,

**Beth Magnani
SERA Recording Secretary**