

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

MINUTES OF June 11, 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, Grillo, Parikh, Scott, Councilman Rios, and Chairman Zebrowski.

SERA Commissioners who were absent were: Commissioners Fisher and Roberts.

Also present were: Mr. Baker, Esq., Mr. Iacocca, Esq., Mr. Samuel, Mr. Justin Cornell, Ms. Sawant, Mr. Shah, Mr. Schlichte, Mr. Kronowski, and 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 May 14, 2026; seconded by Commissioner Davis

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

PRESENTATION:

Chairman Zebrowski asked to go off the agenda order to accommodate presenters from Riverton. Jennifer Philips-Smith, Esq., on behalf of SSA, explained that they are seeking permission to advance an application with alterations to the Bass Pro site. They are requesting to have a grander entrance to the building with an enlarged portico at the front entrance. They are also asking to relocate the boat storage area.

Mr. Mark Fetah, Senior VP at Riverton, explained that Mr. Johnny Morris (owner of Bass Pro Shop) and the design team want to create a high aesthetic and the wow factor for this project. He also gave a quick update on construction. They are 92% complete building, systems are functioning and interior work is continuing. The last thing they need to do is the landscape area in front of the store and final paving. The internal roads and traffic signals are complete. Traffic signals are installed and commissioned. Inside the building, they are working on the wall and floor finishes. They are making strong progress on the marquee aquarium and marine life feature. There are two banners up advertising that Bass Pro is now hiring. Mr. Fetah asked if there were any questions. Mr. Shah asked if the opening timeframe is still September. Mr. Fetah answered fall of this year.

Mr. Fetah showed plans of the proposed portico. He explained that the size of the portico is important. It's about 240 square feet where the building is 200,000 square feet. They're adding a standalone portico of approximately 1500 square feet. It will be a welcome center.

Mr. Dan Bush spoke about the boat storage area. The prior planned boat storage area has no utilities or paved roads in the area. Part of the requirement to open Bass Pro Shop is to have a boat storage area, so they needed to take a look at alternative locations. They looked at utilities and access. The location selected that makes the most sense is presented here. The boat storage area will not be seen at all from the outside roadways. Mr. Cornell added that he suggested a gate for this area. It will not be accessible to the public. The space they are proposing is a better location for security purposes as well.

Commissioner Grillo expressed concerns about the roads leading into Riverton. Coming off of Rt 9 South, there are two lanes going left and one lane going straight into the property. During rush hour, he witnessed four cars going up the straight lane to make the left turn. This results in riding the shoulder and cutting people off. Also, they are making left turns into oncoming traffic. He recommended enforcement in this area. Mr. Samuel said it is somewhat complicated, this would go through the county and look into the limits of the turnpike jurisdiction. Mr. Fetah added that that intersection has not been activated yet. Mr. Shah said that the turning lane is an issue, but it is an engineering issue, not a police enforcement issue. Commissioner Grillo said he would like to get this right since this is a world-class building and we want to get the ethos right. Mr. Cornell said the adjustment of the timing of the lights will help. Mr. Samuel recommended that he meet with Mr. Fetah, Mr. Bush and their engineers to go over these issues and review the intersection. He said before going to the Turnpike Authority, we need to know what we want.

Councilman Rios asked if the boat storage area would be an open lot. Mr. Bush said yes. He asked if there would be winterizing. Mr. Bush explained that this area is for inventory and winterizing would most likely be done in the service area. Chairman Zebrowski asked

for a motion to approve the resolution.

RESOLUTION:

- a) 2026.06.15- A Resolution Approving Amendment to Bass Pro Site Plan
[Riverton]**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. gave a brief update on the Federal Transportation Grant. The ongoing implementation of the grant is going to have a cost to it. He estimated about \$20,000.00 to do this. He spoke with the borough's grant writer and got a proposal in yesterday. They would charge \$12,000.00 to get everything in and done through a shared services agreement. They cover the advertising, the materials in multiple languages, and they run the RFP process to pick the planner and maintain ongoing compliance. The grant writer thinks there's a good chance this could be covered by the grant as opposed to using operating funds. He recommended approving the agreement at the next meeting.

Mr. Iacocca, Esq. added that after many years, we successfully closed on the SERA to Economy Auto property on May 21, 2026. Also, the Parcel A Deed Notice was filed with the County Clerk's office after a few years.

ENGINEER REPORT:

Mr. Cornell reported that work continues at the Riverton site. Mr. Fetah covered most of his Bass Pro Site updates. On the Gateway Services side, the Quick Chek curb and sidewalk has been installed. Panera has gone vertical. Last meeting, there was a discussion about sending a letter to Middlesex County regarding widening Main Street. Mr. Cornell reported that he has a concept plan prepared as well as a letter. He is just waiting on the signed resolution. He has also had discussions with Middlesex County about flashing lights on Main Street. They're open to it. Chairman Zebrowski added that the mayor & council approved the Borough Engineer to also coordinate with the county on that effort.

Commissioner DeWise asked if there is a spec for the flashing lights downtown. Mr. Cornell answered that there is a standard spec that the county uses. Commissioner DeWise

said that Jersey City has lights that are always flashing. If it's always flashing, you're not going to notice when it does flash. Commissioner Grillo added that they are pedestrian activated. Mr. Cornell confirmed.

PLANNER REPORT:

Ms. Sawant finished the Jupiter Power redevelopment plan; the only thing holding it up is community contributions. Sunshine Biscuit/Hanover plan is ready. Transit Village has a very strict timeline based on the agreement with the Fair Housing Center. She's done but she's waiting for the status. She needs some police data and code violations from the Construction department. She needs to focus on Transit Oriented Development ordinance because it is a requirement of the Fair Share Housing Center. She has a meeting scheduled with NJ Transit next week for Old Bridge, but she intends to bring this up at the same meeting. Chairman Zebrowski asked what Ms. Sawant needed regarding construction. She said she would like code violations for some of the sites. She also discussed traffic impacts regarding Jake Brown Road and Bordentown Avenue.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated June 11, 2026:

1. Riverton Update

Progress is continuing on the Bass Pro site as well as the Gateway Services area. Quick Chek is progressing and some additional pad sites are underway. Bass Pro will be hosting a hiring event June 24th and 25th at the Sheraton in Edison. They will post the career opportunities on their website, and we will share links on the agency website and social media.

2. Main Street Revitalization

Public works has ordered the trash receptacles for the Main Street corridor. Once they are received, they will be wrapped with the logo and then installed. In addition, CME has continued coordination with Middlesex County regarding pedestrian safety improvements along Main Street. The County has expressed support for the installation of Rectangular Rapid Flashing Beacons (RRFBs), as recommended in CME's Speed Reduction Study, and has prepared an agreement under which the County would fund the engineering design, inspection services, and 50% of the installation costs. The Borough would be responsible for the remaining 50% of

installation costs as well as future maintenance of the equipment. Initial recommendations identified the intersections of Main Street & Haag Street and Main Street & Allgair Street as potential installation locations

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.

Chairman Zebrowski added that there was a discussion with Riverton regarding Bass Pro's hiring event in Edison. It was communicated that a job fair should have been done in Sayreville first.

PUBLIC RELATIONS REPORT:

Mr. Dalina shared that he has been busy with podcasting, filming and editing. The latest podcast featuring Chairman Zebrowski and Mr. Baker, Esq. has been split up into four parts. The first part is out. Chairman Zebrowski also sat down with a representative of JCP&L and it will be posted soon. Mr. Shah suggested doing videos to promote our restaurants. Mr. Dalina said he just did a video for the mayor with the owner of Latin Port and Mr. Eloy Fernandez, who spoke in Spanish for part of the video. Mr. Shah said he is still looking for a Business Support Coordinator. Chairman Zebrowski suggested a shared service position with the borough so it can be a full-time position. He also talked about the podcast he worked on with Mr. Dalina, he wanted to demystify the process of redevelopment for residents. Mr. Dalina has a few more Commissioners to film for the next video.

AUTHORIZATION FOR PAYMENT BILLS:

**Total Amount: \$193,191.41.00 (Operating Exp. \$175,073.25 & Escrow \$18,118.16)
Commissioner Scott made a motion to approve; seconded by Commissioner Davis.**

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Chairman Zebrowski informed the commissioners that the Bon Jovi Tribute show originally scheduled for that night has been rescheduled to Wednesday due to the weather.

PUBLIC PORTION:

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

Chairman Zebrowski asked for a motion to adjourn. Commissioner Davis made a motion to adjourn; seconded by Commissioner Scott. Meeting ended at 7:32 p.m.

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