

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

MINUTES OF January 8, 2026

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Secretary and Executive Director Mr. Shah and opened with a salute to the flag. Mr. Shah 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: Commissioner Davis, DeWise, Fisher, Grillo, Scott, Parikh, Roberts, Councilman Rios and Chairman Zebrowski

Also present were: Mr. Baker, Esq., Mr. Iacocca, Esq., Mr. Kronowski, Mr. Shah, Mr. Cornell, Ms. Sawant, and Mr. Dalina

AT THIS TIME, THE MEETING WAS OPENED:

Mr. Shah 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.

OATH OF OFFICERS:

Mr. Shah requested Mr. Baker, Esq. perform the swearing in of officers for 2026. The following Commissioners were sworn in: Commissioner Davis, Fisher, Parikh, Roberts Councilman Rios and Chairman Zebrowski.

REORGANIZATION MEETING:

Mr. Shah opened the reorganization meeting with Resolution 2026.01.01--Resolution Establishing Agency Officers for Calendar Year 2026. The nominations were as follows:

Chairman: John Zebrowski

Commissioner Roberts made a motion, seconded by Commissioner Fisher

Vice Chairman: Steve Grillo

Commissioner Fisher made a motion, seconded by Commissioner Davis

Assistant Secretary: Zak Schlichte

Commissioner Davis made a motion, seconded by Commissioner Roberts

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

REGULAR MEETING:

Chairman Zebrowski called the regular meeting to order.

MINUTES:

Commissioner Scott made a motion to approve the minutes from December 11, 2025; seconded by Commissioner Grillo

ROLL CALL:

YES: Commissioner Davis*, DeWise, Fisher, Grillo, Parikh, Roberts, Scott, Chairman Rios and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

***Commissioner Davis stated he was absent from the meeting but he read the minutes and votes yes.**

Mr. Baker, Esq. explained that it is ok if a commissioner votes yes on the minutes if they were absent from the last meeting as long as they have reviewed them.

ATTORNEY'S REPORT:

Mr. Baker, Esq. reported on two resolutions on the agenda. He said that in spring of last year, the Agency adopted a procurement policy and a Title VI civil rights policy to satisfy requirements to get a planning grant for an intermodal transportation study. In October, there were some changes to the federal laws and we were asked to amend our procurement and civil rights policies. The amended policies are before the Commissioners tonight for adoption. He would like to thank the borough's Business Administrator, Glenn Skarzynski, for loaning the borough's grant writer to the Agency under the shared service agreement. She was instrumental in putting these policies together.

Mr. Shah clarified the purpose of the FTA Grant. He explained that Mr. Samuel initiated the grant and it was approved years ago, but there is an extensive federal requirement that we normally do not need to draw the funds. We are adopting these policies to meet federal guidelines. We are almost there, the FTA reached out to Mr. Shah and these documents should complete the grant. This will allow the engineers to conduct a study to see the paths from Riverton to the train stations and other public transportation modes.

ENGINEER REPORT:

Mr. Cornell updated work continues at the Riverton site. Light poles were installed at the Bass Pro parking lot. The fuel tank was installed for Quick Chek. Work continues at the pump station.

PLANNER'S REPORT:

Ms. Sawant reports with the Affordable Housing Plan, Transit Village has become a priority. She would like to set up a meeting with Mr. Shah and Chairman Zebrowski along with the borough planner and owners. She said they completed all area investigation studies listed, except Transit Village since it was adopted just recently. Now they are in the planning stages for the other studies for example: the Main St. and Crossman study, there is an owner who is interested in redevelopment so a meeting will be scheduled. Similarly, with Ernston Rd., Ms. Sawant met with the property owner, whose team is working on a concept. The Sunshine Biscuit plan is ready and she will present to the Council soon.

Mr. Shah said they will also soon address the corridor on Rt 35. Ms. Sawant said she wants a meeting with DOT because this is a topic of discussion even in Old Bridge. She would like to initiate a meeting and explain the vision—cleanup is needed in both towns. She has met with DOT in the past regarding Old Bridge and they are open to working together.

Tovah has also become a priority and the Commissioners will see a revised redevelopment plan before it goes to Council at the next meeting.

Chairman Zebrowski told Ms. Sawant she can present the Sunshine Biscuit plan at the next Council meeting on January 26 if she is prepared to do so.

Commissioner Grillo commented that when he was a Councilman (8-9 years ago) he had the Rutgers University Bloustein School of Planning prepare a master plan for Rt. 35 and said he would happily share it with Ms. Sawant. They spent about a year developing the plan. The idea of a TOD (transit-oriented development) corridor made sense then and makes sense now. He asked about the Raritan St. Transit Village. He asked for clarification on the location of the plan—it is not just the parking lot correct? She said it's the entire area surrounding the parking lot. It is roughly 50-55 acres in total. There are multiple parcels. NJ Transit is trying to offload their properties to EDA (Economic Development Authority). Then EDA comes back and redevelops, looks for bids to make mixed-use development. These parcels are not part of the EDA. So, we still have the commuter lot available. If we take advantage of this lot, we can create a mixed-use development in the neighborhood where people just walk and take the bus. Rt. 35 on one side and Parkway on the other.

Commissioner Grillo asked about Rite Aid owners. Ms. Sawant said she is not aware of who owns the property. Ms. Sawant confirmed that the Turnpike Authority owns the commuter lot. She explained she had a meeting with NJ Transit before they included it in the housing plan. There are 2 types: transit-oriented development or Transit Village Designation opens up to a lot of state funding but it is a long process with public participation and multiple agencies involved. Transit oriented development—just creating mixed-use communities surrounding bus terminals or train. If you’re looking at the Borough of Sayreville, this is the best way to meet the affordable housing obligation. The designation gives bonus credits as well as special needs bonus credits. Commissioner Grillo asked for clarification on the special needs bonus for the Tovah Redevelopment plan. Ms. Sawant said there will be an amendment she will present at February’s meeting.

Commissioner Scott said he was under the impression that Transit Village had to be near a rail station. Ms. Sawant said it always included bus stations. As long as you are using public transportation and creating a development that relies on public transportation, you are a Transit Village. Commissioner Scott asked if we get a ferry, would this be included as well. Ms. Sawant said yes it would.

Commissioner Roberts asked for clarification on the EDA (Economic Development Authority) Ms. Sawant explained it is a state authority. Commissioner Roberts asked which has the greater funding—transit-oriented development or Transit Village Designation. Transit Village Designation has greater funding because the funding comes from DOT. She said you could always create a transit-oriented development and then apply for Transit Village Designation later. (For example, town of Orange) There was a plan in place for years through a preapplication meeting. If you do this, you only get 6 months for a study. She found if you start the work earlier have a plan in place then, you do the preapplication so you have more wiggle room. Once you have all criteria and submit, it takes 18 months to review the application. Once qualified, you’re open to a lot of funding. Commissioner Roberts asked what the main criteria would be to turn a transit-oriented development to Transit Village Designation. Ms. Sawant said the key points are: Public participation, involvement of owners from day one, incorporate those in design standards. In application itself, you must include what do you want to achieve in the area. You have to prove a case that this will not add to traffic on the road.

Chairman Zebrowski added that this is an exciting plan and can make a very positive impact on Sayreville—economically while also checking off the box for affordable housing. He says this is in the infancy/beginning stages and as the process moves forward, there will be a lot of notice once decisions are being made. Mr. Shah said in Old Bridge, there was a lot of preparation for the leaders in the town. It is important that there will be joint efforts

from council members, professionals and the public. The towns that have received this designation have seen tremendous benefit. This is a long process but Mr. Shah recommends support from the Commissioners so the concept can move forward.

Commissioner Grillo added that out of 193 units to be built, and 90% of them would be on one site, proximate to the GSP and a bus station. Most towns would be very envious of a site this prime. He said it is terrific and there is a lot of positive, collaborative work to come from this and adds to the affordable housing plan.

EXECUTIVE DIRECTORS' REPORT:

Mr. Shah reports his written reports will resume in February. He updated the River Road property across from the parking lot is being fenced. There is a potential for the owner of the Tap & Growler Bar to rent the parking area. It would alleviate congestion on River Rd. property. We will enter into negotiation with rent. There is some work to be done but Mr. Shah thinks it will be a win-win for the borough and business owners.

Commissioner Grillo asked if any RFPs have been issued. Mr. Shah said no.

Mr. Baker, Esq said since this is an existing redevelopment area, we can negotiate with whoever we would like.

Mr. Shah said we have a property next door, potential contamination, parking on our lot, which led to the fence going up.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$37,525.27 (Operating Exp. \$25,626.52 & Escrow \$11,898.75)

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

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

NO: n/a

ABSTAIN: n/a

RESOLUTIONS:

- a) **2026.01.02 – A Resolution of Sayreville Economic and Redevelopment Agency Adopting Title VI Policy**

Commissioner Fisher made a motion to approve, seconded by Commissioner Grillo

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

b) 2026.01.03 – A Resolution of the Sayreville Economic and Redevelopment Agency Adopting Amended Procurement Policy

Commissioner Fisher made a motion to approve, seconded by Commissioner Scott

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Chairman Zebrowski welcomed everyone back and welcomed Councilman Rios to the Agency. He assured and guaranteed that the Commissioners will spend time to go over the projects that SERA is working on with him.

Commissioner Davis wished everyone a Happy New Year and he looks forward to a busy and exciting year. Commissioner Scott echoes that and said this is a great group of people and he really looks forward to the SERA meetings. Commissioner Fisher wished everyone a happy New Year.

The public portion was opened and closed. No public attended.

Commissioner Roberts made a motion to adjourn; seconded by Commissioner Fisher. Meeting ended at 7:08 p.m.

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