

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

MINUTES OF June 12, 2025

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: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Councilperson Roberts, Scott, and Chairman Zebrowski.

Also present were: Mr. Schlichte, Mr. Kronowski, Mr. Iacocca, Ms. Sawant, Mr. Baker, Mr. Iacocca, Mr. Shah, and Mr. J. Cornell.

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:

Commissioner Scott made a motion to approve the minutes from May 15, 2025; seconded by. Councilperson Roberts.

ROLL CALL:

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

NO: n/a

Mr Shah addressed Commissioners that there were a few changes in the packet. Resolution 2025.06.12 block number was changed. 2025.06.34 not in the agenda packet which will be addressed by Justin Cornell in the Engineer’s report regarding the speed limit on Main Street. These changes came after 4:00PM today. There is also a presentation by Hanover Group for the site known as Sunshine Biscuit.

ATTORNEY REPORT:

Mr. Baker, Esq., discussed in detail the Resolutions 2025.06.20 Starbucks agreement this is the third time Starbucks requested changes to the agreement. The Agreement recognizes

Starbucks is a sub-tenant to master tenant SSA and if SSA is in default, it will allow Starbucks to stay there so long as Starbucks is not in default.

ENGINEER REPORT:

Mr. Justin Cornell informed the Commissioners that we received approval from Middlesex County for a speed reduction on Main Street from MacArthur to Washington. Resolution on today's agenda to recommend from SERA to the Borough Council for approval to create an ordinance on the speed limit. Riverton site, work still continues. Update today on Bass Pro Shop that they completed slab inside building, roofing on main levels completed and beginning finishing exterior. Core and shell should be completed Fall 2025 and will be handing it over to tenant to complete the interior to be completed next year.

PLANNER'S REPORT:

Ms. Sawant successfully completed two areas of study. JCP&L site off of River Road and the Former Sunshine Biscuit Site on Jernee Mill Road. Once developer for SunShine Biscuit has been appointed, Ms. Sawant will present Jernee Mill redevelopment plan. Ms. Sawant is scheduled to present to Planning Board in July 16th studies on two more Area in Need of Redevelopment for the as Ernston Road site and Crossman and Main Street.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated June 12, 2025:

- **SERA website and Digital Presence – is actively working with Apptegy, a digital solutions and web hosting provider, to design, and launch the agency's website. The website will be hosted at www.seranj.gov, to enhance transparency, public access to redevelopment information, and overall agency communication. At this time the project is in the transitional phase. Content from the existing website is being transferred to the new platform. Website layout and functionality will be aligned with SERA's objectives – ensuring site if user friendly and visually appealing for both desktop and mobile devices. The new site will serve as a central hub for projects, meeting agendas, minutes, redevelopment information and public notices. Through negotiation, website development and hosting cost was reduced and the final hosting and publication cost for a two-year period will be \$13,000.00.**

- **SERA recently completed formal investigations for the former SunShine Biscuit Factory site and Jersey Central Power and Light property. Studies were presented to the Sayreville Planning Board and were both accepted as both sites meet the statutory requirements to be designated “Areas in Need of Redevelopment”. Pending Borough Council final approval, SERA will draft amended redevelopment plans that formally include these newly designated areas.**
- **SERA has two more areas to be presented to the Sayreville Planning Board as “Areas in Need of Redevelopment”. They are the corridor surrounding Ernston Road and Route 9, as well as the intersection of Crossman Road and Main Street. Both of these locations have been identified due to their redevelopment potential, location, and align with Borough’s land use goals. SERA has completed preliminary evaluations and will present findings to Planning Board in July. If approved, SERA will draft redevelopment plans for these sites.**
- **SERA has negotiated the Verizon Land Lease, extending the Lease from 2030- 2035 with 5 additional 5- year extensions at \$23,419.11 per year with an annual increase of 3%.**
- **League of Municipalities registration forms are due. Please return completed forms if you are attending. Extra copies are available.**

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$27,824.48 (Operating Exp. \$25,563.48 & Escrow \$2,261.00)

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

DISCUSSION:

Mr. Shah and CFO Wayne Kronowski presented to the Commissioners that the redevelopment application fee needs to be raised from current rate of \$500.00 to \$2,000.00 per application. It is costing SERA to do application reviews, where it should really be paid entirely by the applicants. Commissioner Fisher asked what is the charge from other redevelopment agencies. No survey of fees was obtained. Mr. Shah and Mr. Kronowski

looked at other larger municipalities who do have a \$2,000.00 rate for an application fee. Commissioner Grillo justified to Commissioner Fisher that \$2,000.00 is a feasible fee rate and feels the increase is a good idea for large redevelopment projects that need review by our attorney and engineer. Mr. Baker advised SERA Commissioners that under the Redevelopment Law, allows agency to charge fees to cover costs and overhead. A large fee of about \$10,000.00 would chase people away but increasing to \$2,000.00 would not. Mr. Shah also stated that no escrow fees can be collected until after a developer is designed for a project and this is the only recourse we have. Mr. Baker suggested that there is a motion and a roll call for the increase of application fee from \$500.00 to \$2,000.00. This will be resolution 2026.06.35. (Written resolution to be provided after the meeting.)

Commissioner Roberts made a motion to approve; seconded by Commissioner Grillo

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

PRESENTATION:

Hanover Group – Presented their conceptual design for the former SunShine Biscuit plan which is located at 4000 Bordentown Ave. Sayreville, NJ By their attorney Mark Policastro and Sr. Project Manager Lindsey McQuade. Original presentation was made last October 2024. Hanover is proposing to demolish existing facility, proposed to build 2 new warehouse facilities, total 715,000. Square feet, 100 loading spaces, trailer parking, 330 parking spaces for multiple tenants. Less square footage then the what is there now. Mr. Shah advised Commissioners that when this project was originally presented to SERA, it was already approved by planning board with a larger footprint. Current plan has less square footage but larger foot print. This project will use the current access points: One access point from Bordentown Ave, and two access points from Jernee Mill Road. Commissioner Grillo asked if this is being built for spec or is there potential tenants for this space? Ms. McQuade said being built for spec.

Chairman Zebrowski thanked Mr. Policastro and Ms. Mc Quade for their presentation. There is a resolution for SERA to pass Hanover can be made as a designated developer.

RESOLUTION:

- a.) 2025.06.19 – Resolution of SERA Verizon Tower Lease to approve and extend renewal lease.**

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

ROLL CALL:

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

NO: n/a

ABSTAIN:

- b.) 2025.06.20 – Resolution of SERA to amend Starbucks Recognition Agreement**

Councilperson Roberts made a motion to approve; seconded by Commissioner Scott.

YES: Commissioner Davis, DeWise, Fisher, Grillo, Councilperson Roberts, Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN:

- c.) 2025.06.21 – Resolution of SERA Resolution Designating HCI DP Land Acquisition LLC conditional redeveloper of Real Property identified as Block 14, Lot 1 on the municipal tax map and commonly known as Sunshine Biscuit property.**

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

YES: Commissioner Davis, DeWise, Fisher, Grillo, Councilperson Roberts, and Chairman Zebrowski

NO: Commissioner Scott

ABSTAIN:

- d.) 2025.06.22 – Resolution of SERA of Resignation of Beth Magnani as Recording Secretary**

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

YES: Commissioner Davis, DeWise, Fisher, Grillo, Scott, Councilperson Roberts, Scott and Chairman Zebrowski

NO: n/a

ABSTAIN:

- e.) 2025.06.23 – Resolution of SERA of Appointing Denise Shulenski as Recording Secretary**

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

Yes: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Councilperson Roberts, Scott and Chairman Zebrowski

- f.) 2025.06.34 – Resolution of SERA Requesting the Borough Council to consider reducing the speed limit on Main Street (County Road 670) between Washington Road (County Road 535) and MacArthur Avenue pursuant to a traffic study dated April 1, 2025 by CME Associates.**

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

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

NO: n/a

ABSTAIN

- g.) 2025.06.25 – Resolution of SERA Acknowledging Qualified Professionals under the Fair and Open Process, “N.J.S.A. 19:44A-20.01**

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

Yes: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Councilperson Roberts, Scott, and Chairman Zebrowski.

- h.) 2025.06.24 – Resolution of SERA providing for holding private executive meeting pertaining to litigation, personnel, contract negotiations and property acquisition/sale (If needed).**

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

YES: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN:

CONSENT RESOLUTIONS:

Commissioner Davis moved en banc resolutions 2025.06.26 through 2025.06.33, seconded by Councilwoman Roberts. YES: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Councilperson Roberts, Mr. Scott, and Chairman Zebrowski

NO: n/a

ABSTAIN:

- i.) 2025.06.26 – Resolution of SERA Awarding Professional Service Contracts for Agency Attorney from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to Hoagland, Longo, Moran, Dunst and Doukas.**
- j.) 2025.06.27 – Resolution of SERA Awarding Professional Service Contracts for Agency Special Council from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to Mc Manimon, Scotland and Baumann.**
- k.) 2025.06.28 – Resolution of SERA Awarding Professional Service Contracts for Agency Engineer from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to CME Associates.**
- l.) 2025.06.29 – Resolution of SERA Awarding Professional Service Contracts for Agency Auditor from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to Samuel, Klein and Company, LLP.**
- m.) 2025.06.30 – Resolution of SERA Awarding Professional Service Contracts for Agency Financial Consultant from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to Phoenix Advisors, LLC.**
- n.) 2025.06.31 – Resolution of SERA Awarding Professional Service Contracts for Agency Bond Counsel from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to Mc Manimon, Scotland and Baumann**
- o.) 2025.06.32 – Resolution of SERA Awarding Professional Service Contracts for Agency Bond Underwriter from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to NW Capital Markets Inc.**

p.) 2025.06.33 – Resolution of SERA Awarding Professional Service Contracts for Agency Planer from July 2025 Through July 2026 pursuant to “Fair and Open Process,” N.J.S.A 19:44A- 20.01 to VMS Planning.

COMMISSIONER COMMENTS:

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

The Secretary read the closed session resolution into the record.

Mr. Scott made a motion to approve the resolution, seconded by Mr. Davis.

ROLL CALL:

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

NO:

ABSTAIN:

Chairman Zebrowski made a motion to return to the regular meeting; Ms. Fisher seconded. Motion carried.

Commissioner Davis made a motion to adjourn; seconded by Commissioner Scott. Meeting ended at 7:33 p.m.

Respectfully submitted,

Denise Shulenski

SERA Recording Secretary