

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

MINUTES OF July 9, 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 (via Zoom), Fisher, Grillo, Parikh, Roberts, Scott, Councilman Rios, and Chairman Zebrowski.

No SERA Commissioners were absent.

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

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:

Regarding the minutes from June 11, 2026, Commissioner Roberts asked if there is a shared services agreement with the council for PR and marketing. Mr. Shah explained that SERA and the borough have a shared services agreement and help each other with the video projects..

Commissioner Scott made a motion to approve the minutes from June 11, 2026; seconded by Commissioner Davis

ROLL CALL:

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

NO: n/a

ABSTAIN: Commissioner Roberts

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 there are three components on the agenda tonight relating to the Riverton Project. They will cover two portions which pertain to Parcel C within the Waterfront Redevelopment Area. One is a substation which will require approval from the Planning Board. They are also seeking minor modifications to the buildings in the Gateway Services Area. JCP&L will also speak about their transmission lines. Ms. Philips-Smith, Esq. introduced Mr. Mark Fetah who runs the development at the Riverton project. He began by giving an update on the Bass Pro opening, he said it will likely be opening by end of September / early October. Mr. Fetah explained that they have been working with JCP&L on power for the project. They will need in excess of 30 megawatts of power for the development. Riverton is currently under contract with First Energy/JCP&L for 30 megawatts which will get us very far down the road. Depending on future regulations and to allow for future expansion Riverton is building out the site to accommodate an additional 30 megawatts.

Mr. Fetah showed the Commissioners the location of the substation on Parcel C. He explained that once approved they can build the pilings and pile caps. Mr. Dan Bush, engineer at Colliers was introduced to speak about the specifics of the substation. He explained that all of this will be done via easement. Ultimately, there will be a paved road access with an 8 ft fence around it.

Mr. Bush transitioned to Gateway Services Area. He said they just amended this in the fall. There are subsequent changes. Starting on building 600, with 2 restaurants, an additional drive through has been added on the right side. Because it will be mobile pickup only, it doesn't need a substantial drive-through queue. Building 200, which was supposed to be a bank, now has 2 restaurants, no drive-throughs. Out on Main St. Extension, building 100 is now a proposed sit-down restaurant. Everything complies with bulk standards, there are no zoning relief requests, there is adequate parking and the layout remains the same as it did in the fall. Chairman Zebrowski asked Mr. Bush to explain the traffic flow for the two restaurant drive-throughs. He explained the building on the right side of building 600 (has a 4-car queue, mobile pickup). This is the only vehicle that accesses on the right side. He said in order to access the drive-through of the building on the left side, you would come up a double 2-way driveway. There will be wayfinding signage, pavement signage for access as well as stop signs. Commissioner Roberts asked if both tenants will use the same lane to enter the drive through lanes. Ms. Phillips-Smith explained each drive-through point has their own way in but they share the same way to get out. Commissioner Roberts commented that it appears confusing and may be a challenge. Mr. Bush acknowledged that clear signage is needed at that decision point. He said it may be more intuitive than it appears. He said pavement signage will be necessary. Mr. Baker, Esq. asked if building 100 eliminated a drive-through since it's now a sit-down restaurant. Mr. Bush confirmed yes. Mr. Shah asked about the left turn into Quick Chek. Mr. Bush said when Panera opens, the signal will get activated and the temporary break in the median that allows the left turn

will go away. Mr. Cornell said that he initially had concerns regarding the drive-throughs as well, but he agreed this is the best layout and was assured that the drive-throughs will be signed properly.

Mr. Benjamin Nadell, Esq. explained he is an attorney with Saul Ewing and is here tonight on behalf of JCP&L who is seeking consent to permit the replacement of the lattice and wooden pole structures to support their proposed 115KV transmission line, which will serve the Riverton development as well as future customers. The corridor is located within the Borough's industrial zone and waterfront redevelopment area. They have no objections to Mr. Cornell's review letter. Matthew Berch, civil engineer with Dynamic Engineering will provide an overview of the proposed improvements and explain the importance of this updated infrastructure project.

He showed a zoning map of the entire transmission line project area. The shading indicates the different zones. The project starts on the south side near the Crossman substation, which is in the northeast corner of the intersection of Main St. and Crossman Rd. and continues north, running parallel to the Raritan River and stops just north of the MCUA water treatment facility. The red squares are the proposed poles, and the brown circles are the existing wood poles. There is an existing U99 transmission line that starts near Crossman substation and runs north for 1.2 miles and is within JCP&L easement area. It spans across two different zones, with seven poles in the I-industrial zone and the remaining 24 poles are in the Waterfront Redevelopment District. All existing poles are wood and their current heights are between 50 and 60 feet.

First Energy is looking to construct a new 1.6 mile 115KV transmission line. It will continue further to connect into the Victory substation. The path follows the existing pole locations. All new poles will be steel. The heights will be between 91.6 and 122.6 feet which includes the foundation. The proposed poles will be within the JCP&L easement area. The northern portion of the line was designed with the future Main St. bypass in mind.

Commissioner Roberts asked for clarification regarding the appearance of the poles and asked for photos. Mr. Berch passed out some generic detail pictures. She also asked if there is any consideration for these lines going underground. Mr. Berch said to his knowledge, the line cannot go underground. He explained they will be taller and steel but they won't be much different than what is there today. Commissioner Roberts was concerned about the poles in the Waterfront Area District. Mr. Berch explained they are tight, clean and single lined. They are not lattice towers. Mr. Nadell, Esq. said they will submit photographs in the future. Commissioner Roberts asked if the lines will be the same as the existing lines. Mr. Berch explained that they are upgrading the lines from 34.5KV to 115KV conductors. Mr. Baker, Esq. asked Mr. Berch to show the Commissioners where it crosses over into the

Riverton site. Mr. Berch confirmed on the map that they are not in a residential area. Regarding the tall poles, he explained that the 115KV line requires larger, stronger structures which is why they will be steel. They are also required to meet safety codes and standards. Chairman Zebrowski commented that the need for capacity is to bring additional power to Riverton as well as the greater Sayreville community. Mr. Samuel explained that this has been going on for 3-4 months. SERA's engineers stepped in to address the original design, which blocked the Main St. bypass. They worked with JCP&L and Mr. Fetah to work on additional designs and compromised on a design which accommodated both JCP&L and Sayreville. He asked JCP&L and Riverton to agree not to object to the construction of the Main St. bypass in the future. He would like it in writing and on the record. Mr. Nadell, Esq. said his client agreed to this condition. Ms. Phillips-Smith, Esq. suggested there will be a need to update the existing easement. SERA will need to approve that easement. She will put all necessary language in the easement so it is recorded in title. Mr. Baker, Esq. explained that Mr. Cornell wrote a review letter which will be sent with the resolution. He will amend his letter to the Borough Engineer and the Planning Board indicating the representation went on record that they will not object to the location of the bypass and that the easements will include these revisions.

Chairman Zebrowski asked to go out of order to vote on the resolutions. Commissioner Fisher asked for clarification on the Main Street bypass. Mr. Baker, Esq. explained that they are voting tonight on authorizing the resolution that they go to the Planning Board. We are not approving the plan tonight. The resolution will go to the Planning Board with Mr. Cornell's letters that the easements must be done and that JCP&L and Riverton acknowledged on the record that when the easements are done they will not interfere with the Main Street Bypass. Commissioner Roberts requested resolution numbers and project names be listed on hard copy resolutions. Mr. Baker, Esq. confirmed they will be on the official documents.

- a) 2026.07.16 – Resolution Approving JCP&L Project to Proceed to the Sayreville Borough Planning Board or Zoning Board for Replacement of Lattice and Wooden Poles Along the 115KV Transmission Line Located within the Riverton Development Project [Riverton]

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- b) 2026.07.17 – Resolution Approving Sayreville Seaport Associates to Proceed to the Sayreville Borough Planning Board for an Electrical Substation Project and for Amendments to the Gateway Services District Site Plan at the Riverton Redevelopment Project Site [Riverton]**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. had no further items to report as all matters were addressed during the preceding presentation.

ENGINEER REPORT:

Mr. Cornell reported that work continues at the Riverton site. Bass Pro is gearing up to open as early as late September. This month, sidewalk was formed and poured along Riverton Blvd and Peter Fisher Blvd as well as at Bass Pro Shop. They are working on the electric for the traffic signals. Quick Chek has been paved and concrete work has been completed.

PLANNER REPORT:

Ms. Sawant is done with the Area Investigation Study for Transit Oriented Development. She is waiting on a date to present to Planning Board. She had a meeting with the developer for Main St. and Ernston Rd. to come up with a concept for the Redevelopment Plan. Ms. Sawant also had a meeting with NJ Transit. She noticed where NJ Transit has its lot, next to it is a Borough-owned parcel. She asked if they would be interested in doing something combined with the Borough so we could have a developer develop a site and have shared parking arrangement. She spoke to two developers who are interested in learning more. This may trigger redevelopment in other areas. She said the access to NJ Transit lot is through the Borough's parcel. She said there is a strip mall across the street with a lot of parking and the owner may want to come up with a redevelopment project on this parcel as well.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated July 9, 2026:

1. Riverton Redevelopment Update

Construction activity continues to progress across the Riverton site. Significant work is ongoing at the Bass Pro Shop, and the Gateway Services area, with the QuickChek progressing and additional pad site construction now underway.

A site tour has been scheduled for members of the Borough Council next Friday the 17th to provide an opportunity to view the substantial progress that has been made throughout the redevelopment area.

On this evening's agenda are two resolutions authorizing Sayreville Seaport Associates (SSA) and Jersey Central Power & Light (JCP&L) to proceed before the Planning Board with applications for site plan amendments related to the construction of the new Victory Substation, which will provide critical electrical infrastructure to support continued development within the Riverton project.

2. Federal Transit Administration (FTA) Grant

Following a conference call with the Federal Transit Administration on Wednesday, the Agency received confirmation that the 2022 FTA grant will now advance through the federal onboarding process.

The delays experienced over the past several months were the result of evolving federal guidance and changing administrative requirements, particularly with respect to civil rights compliance. During the call, the FTA agreed to allow the Agency to proceed with onboarding while temporarily deferring the civil rights documentation requirements until updated guidance is issued by the Administration.

This will allow the Agency to move forward with accessing the grant funds needed to complete the multimodal transit study at the Riverton Project.

3. Requests for Qualifications (RFQ)

Also on tonight's agenda is a resolution to qualify the firms that responded to the Agency's Request for Qualifications for professional services through July 2027.

Upon qualification, the Board of Commissioners will be able to award professional service contracts to the firms selected to provide legal, engineering, planning, auditing, and other professional services as needed by the Agency.

4. Riverfront Bar & Restaurant Request for Proposals

The submission deadline for the Riverfront Bar & Restaurant Request for Proposals has been extended to August 3. The updated deadline has been published on the Agency's website and redistributed through the Agency's social media platforms to maximize awareness and encourage additional qualified submissions.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$48,649.54 (Operating Exp. \$30,257.54 & Escrow \$18,392.00)

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

RESOLUTION:

Mr. Baker, Esq. explained RFPs are done every year. The Agency qualifies all professionals who submit proposals with the proper qualifications and background so during the year, we can use them. In closed session, the Commissioners will discuss which ones will have contracts. Not all professionals need contracts right away as they sometimes work on a per-project basis. Mr. Shah stated contracts will be awarded for Agency Attorney, Agency Engineer, Agency Planner and Agency Auditor, however this resolution is for qualifying professionals only.

- c) 2026.07.18 – Resolution of the Sayreville Economic and Redevelopment Agency Qualifying Professionals 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 Roberts.

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

EXECUTIVE CLOSED SESSION:

2026.07.19 – Resolution providing for holding private executive meeting pertaining to contract negotiations

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

PUBLIC PORTION:

Commissioner Roberts made a motion to open public portion; seconded by Commissioner Fisher.

Kevin Polston, from Riverton, thanked the Commissioners for expediting Riverton's agenda items. He offered to answer any questions the Commissioners have regarding the project. Commissioner Fisher asked how the Bass Pro job fair went. Mr. Polston said they hired at least 140 employees. They are looking to plan one more event locally to do another hiring initiative. He reported that many Bass Pro executives attended the St. Stan's Carnival with the Riverton team. Mr. Shah would like to know how many Sayreville residents were hired. Mr. Polston said they don't have that data. Commissioner Roberts asked how the aquarium at Bass Pro Shop is going. Mr. Polston reported it is still in progress. Commissioner Roberts asked how the restaurant plans are coming along. Mr. Polston reported the restaurant will not be open when the store opens this year. They will be operating the restaurant through Bass Pro Shop but they are still working on plans most likely spring of next year. Commissioner Davis asked if Quick Chek has a hiring plan. Mr. Polston said there was connection between the marketing teams, once they get information they will pass it along. Commissioner Grillo asked if there is any possibility for hotel or conference center in the future. Mr. Polston stated that a hotel is part of the plan but there

is not one on the immediate horizon. It will all be driven by the marketplace over time. Mr. Shah asked when the residential phase will start. Mr. Polston stated that they have an immediate focus on residential development, most likely mid-rise. Mr. Polston thanked the Commissioners for their time.

Commissioner Davis made a motion to close public portion; seconded by Commissioner Roberts.

CONSENT RESOLUTIONS

- a) **2026.07.20—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Agency Attorney from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20 to Hoagland, Longo, Moran, Dunst & Doukas, LLP.**

Commissioner Davis made a motion to approve, 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

- b) **2026.07.21—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Agency Engineer from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20 to Artheon.**

Commissioner Roberts made a motion to approve, seconded by Commissioner Fisher.

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

- c) **2026.07.22—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Agency Planner from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20 to VMS Planning, LLC.**

Commissioner Davis made a motion to approve, 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

- d) **2026.07.23—Resolution of the Sayreville Economic and Redevelopment Agency Awarding Professional Service Contract for Agency Auditor from July 1, 2026 through July 1, 2027 pursuant to “Fair and Open Process,” N.J.S.A. 19:44A-20 to Samuel Klein & Company, LLC.**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

Chairman Zebrowski asked for a motion to adjourn. Commissioner Davis made a motion to adjourn; seconded by Commissioner Grillo. Meeting ended at 7:57 p.m.

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