

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

MINUTES OF September 10, 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 Fisher, Parikh, Roberts, Scott, Councilman Rios, and Chairman Zebrowski.

SERA Commissioners who were absent: Commissioners Davis, DeWise and Grillo.

Also present were: Mr. Baker, Esq., Mr. Justin Cornell, Ms. Sawant, Mr. Shah, Mr. Schlichte, Mr. Kronowski, 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 August 13, 2026;
seconded by Commissioner Fisher

ROLL CALL:

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

NO: n/a

ABSTAIN: Roberts

Mr. Shah reminds Commissioners to turn on their microphones while speaking.

ATTORNEY REPORT:

Mr. Baker, Esq. reported that Riverton’s RAB Bond closing has been moved to next week. The attorneys and the bank working on the closing need some more time. This is two years in the making and will set the foundation for the next ten years of financing for the project. Mr. Shah added that the bonds were approved by the Commissioners and the Local Finance Board. This bond issuance will be tied to the Bass Pro Shop property. The next issuance will be for the other restaurants. Then additional bond issuances for the

residential properties. Mr. Baker, Esq. also reported that there are ongoing, positive discussions with the former Sunshine Biscuit and former JCP&L sites.

ENGINEER REPORT:

Mr. Cornell reported that it is another busy month at the Riverton site. This month, they are ramping up for their Certificate of Occupancy inspection. Bass Pro's parking lot is done as well as top paving and striping of Riverton Blvd. Landscaping is being installed. The boat storage area is being graded and they are working towards installation. They are also finishing up site work at Quick Chek. And they did a review of the pump station. Mr. Shah added that Bass Pro wants to open prior to Thanksgiving. They are adding a bowling alley. Mr. Cornell added that the BDA (Brownfield Development Area) meeting has been postponed to October 27.

PLANNER REPORT:

Ms. Sawant reported that she reviewed and sent her initial comments for the Sunshine Biscuit Redevelopment Agreement. She is presenting their Redevelopment Plan to the Council on Monday night. Regarding Transit Village, she had a meeting with both attorneys and Chairman Zebrowski. She drafted a letter for the property owners in the area and they will go out shortly. There is another application which is coming from the Planning Board that is in a redevelopment area. There has been progress with the Ernston Rd. redevelopment plan—the developer's engineer has requested a meeting on a preliminary concept. Ms. Sawant has not heard from the owner at Crossman / Main redevelopment. Mr. Shah added that the Transit Village property owners have been invited to meet on October 14.

EXECUTIVE DIRECTORS' REPORT:

Mr. Schlichte refers to the Executive Director's report dated September 10, 2026:

1. Riverton Redevelopment Update

Construction activity continues to progress throughout the Riverton site. Significant work is ongoing at the Bass Pro Shop location and within the Gateway Services area.

Construction at the QuickChek is also progressing, and work has begun on additional pad sites throughout the development.

The Bass Pro is anticipated to open this fall and when details about the grand opening are finalized, they will be shared with the commissioners.

2. Redevelopment Area Bonds (RAB)

The redevelopment Area Bonds that SERA authorized to support the Riverton Project were closed on September 10th. This is the first round of RABs for this project. These RAB bonds will be used to fund portions of the infrastructure improvements that have been completed on the site.

3. Sunshine Biscuit (Hanover) Update

The redevelopment plan for the former Sunshine Biscuit site is on the Borough Council agenda for introduction on Monday. After it is introduced, there will be a public hearing and vote to approve at the next council meeting. Once the redevelopment plan is approved, we can move forward with next steps.

4. Letter to Raritan Street Property Owners

SERA recently sent a letter to property owners within the proposed Raritan Street study area explaining the redevelopment process, the potential benefits of designation, and the opportunities that redevelopment could provide for the area.

The letter also outlined the potential benefits associated with a Transit Village designation. The presence of the NJ Transit Park and Ride makes the area particularly well positioned for transit-oriented development, which aligns with NJ Transit's interest in encouraging development around existing transit facilities.

An additional letter will be sent out to property owners inviting them to an in-person discussion with SERA's professionals to answer any questions they may have about the proposed Transit Village designation or the Area in Need of Redevelopment designation. The meeting is scheduled for the evening of October 14th.

5. Redevelopment Fee Schedule

On tonight's agenda is a resolution that will formalize a new redevelopment fee schedule for proposed projects. The fee schedule will be based on the total estimated cost of each project, with fees increasing proportionally as project costs increase.

As larger and more complex projects are proposed, they require additional staff time, professional review, and agency resources. This variable fee structure ensures that the agency is appropriately compensated for the additional resources required to review and

process these projects, while establishing a consistent and equitable approach to redevelopment fees.

Councilman Rios asked if the new fees are covering the Agency's costs or are they also looking to generate additional revenue. Mr. Baker, Esq. said the Agency is only allowed to cover general cost of operations under the statute. Attorney and engineer fees are covered under Escrow funds. These fees help the Agency to not rely on the Borough financially.

- a) **2026.09.29—A Resolution of the Sayreville Economic and Redevelopment Agency Memorializing Existing Redeveloper Application Form and Associated Fee and Escrow Requirements Pursuant to N.J.S.A 40A:12A-1 ET. SEQ.**

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

PUBLIC RELATIONS REPORT:

Mr. Dalina reported he's been filming a lot, specifically for the Festival of Lights and Hispanic Heritage Festival. He is also working on social media and the final pieces of the Commissioner videos. Commissioner Roberts asked if there are any of the Agency's upcoming projects on the website. She suggested adding Transit Village. Mr. Schlichte suggested waiting until the designation is made. Mr. Dalina suggested it should have its own page. Mr. Shah said once the projects are approved and redevelopment agreements are done, they can be posted onto the website.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: \$108,677.08 (Operating Exp. 94,078.08 & Escrow \$14,599.00)

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

ROLL CALL:

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

NO: n/a

ABSTAIN: n/a

COMMISSIONER COMMENTS:

Chairman Zebrowski invited Commissioner Roberts to share some suggestions she had prior to tonight's meeting. Commissioner Roberts said that the mayor wanted to have the Environmental Commission go out and look at data centers. They thought someone from the Agency should participate as well. She said her schedule is flexible for about a month, but suggested Bob Davis or Rob DeWise may be good liaison choices with their background in construction. Commissioner Scott said that one of the problems they may foresee is the noise. Commissioner Roberts suggested coming up with a list of questions or criteria they would like to look at, their findings, and a focus on environmental perspective. Mr. Shah offered to meet with the Environmental Commission and connect them with professionals who can help them with power supply, water and noise. CHA specializes in power. He said he wanted to retain them, but we didn't have any applications from any data centers. He stated that the big concern is the AI data centers. There are other data centers like financial institutions that need to have their data backed up. Commissioner Scott said he can make some calls for professionals. He said he does not think Sayreville is the only municipality doing research on this, to satisfy everyone's technical requirements. Mr. Baker, Esq. offered to reach out to the folks who put together tours of local data centers for mayors in the area—one in South Brunswick and one in Piscataway. A discussion took place about the process of engaging professionals to provide advice. Commissioner Roberts moved to have the commissioners seek advice from professionals.

2026.09.30—Authorizing SERA to Request RFPs for Appropriate Experts to Advise the Agency and Environmental Commission on Data Centers

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

VOICE VOTE: All in favor

Commissioner Roberts also requested the Agency come up with a Mission Statement and enlisted the help of Mr. Dalina to show the taxpayers the good important things the Agency does. Mr. Dalina will work with Mr. Shah and the SERA staff on this.

Commissioner Roberts reported that she is working on the SERA financial dashboard and that it is up to date with three years of data. She is hoping to hand it over to Mr. Schlichte

and Ms. Kurtz who will update with data on an annual basis. She would like the sharing dashboard to be purchased by IT so that can be publicly put on the website for transparency. Until then, Commissioner Roberts will share a PDF from her single-use license.

Commissioner Roberts also addressed PILOTS. Every PILOT, contract and terms are different. She would love to see that PILOT data on our website. She said that SERA brings in the opportunity for a PILOT, but SERA should have a vested interest in making sure the payments are coming in. She would like to see the financial agreement and the data to be on the website. She said the bond issues could also be on there. Would it make sense for a professional to specifically address those items—PILOT reports, RAB Bond reports, etc. Mr. Baker, Esq. said SERA controls the RAB bonds, the Council controls the PILOTS. Mr. Shah explained that there may not be a need for a separate professional because the payments are tracked and are in audit reports. If she wants to create a separate section on the website, that would come from the Borough. The Agency can do that for the RAB Bonds. Commissioner Roberts said she would love to see that on the website. Mr. Shah said it will be reported and posted. Commissioner Roberts said she would like it to be easy to understand and easy to find for the layperson. Chairman Zebrowski agreed the financial information should be simpler and easier to find for the residents. Councilman Rios suggested a dedicated section of the website that shows the PILOT numbers. Mr. Shah suggested an AI based search engine. Chairman Zebrowski said it was a great discussion and he and Councilman Rios will take this back to the council for their thoughts.

PUBLIC PORTION:

Commissioner Roberts made a motion to open public portion; seconded by Commissioner Scott. No public attended. Commissioner Roberts made a motion to close public portion; seconded by Commissioner Scott.

Chairman Zebrowski asked for a motion to adjourn. Commissioner Roberts made a motion to adjourn; seconded by Commissioner Scott. Meeting ended at 7:15 p.m.

Respectfully submitted,
Jamie Kurtz
SERA Recording Secretary