SAYREVILLE ECONOMIC & REDEVELOPMENT AGENCY
"SERA"
MINUTES OF October 8, 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, Fisher, Grillo, Parikh, Roberts, Scott, Councilman Rios, and Chairman Zebrowski.

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

Commissioner Scott made a motion to approve the minutes from September 10, 2026; seconded by Commissioner Roberts
ROLL CALL:

YES: Commissioner Fisher, Grillo, Parikh, Scott, Councilman Rios and Chairman Zebrowski
NO: n/a
ABSTAIN: Commissioner Davis, DeWise

PRESENTATION:
Chairman Zebrowski welcomed and invited representatives from Sayreville Power, LLC up to give an informal presentation on a proposed solar project. Mr. Bill Harrison, Esq., attorney for Sayreville Power LLC introduced himself and two witnesses, Mr. Keith Smith, engineer and Mr. Dennis Corn, who is representing the applicant. Mr. Smith distributed handouts showing the aerial view of an existing power generation plant located at 99 River Rd. He explained there are currently 4 turbine generators on-site, they are dual fuel generators, so they use #2 fuel and natural gas. In the central portion of the site is a 120ft diameter water tank and a couple pads for tanks that were previously removed. There are

storage containers and at one point there was a transformer, so there is a control house in the center of the site. There are multiple fuel tanks as well as transmission towers and high voltage power running throughout the site. There is a fueling station. The majority of the site is covered in stone/pavement. There is a 12-space parking area. Mr. Smith explained that the site is constrained by different types of easements due to the power lines and wetland buffers.

Mr. Dennis Corn was introduced, he represents Middle River Power who manages this property. It operates as a peaking plant—only called upon during high demand areas or system emergencies. For example, this power plant was only called upon about 33 days over the last 9 months. They are proposing a solar facility because the plant was not able to meet the NJ Protection Against Climate Threats (NJ PACT) for CO2 emissions. The emission threshold had to be met by June 1, 2024. Because it didn't meet the threshold, the plant was shut down. Through negotiations with the NJ DEP, it reached agreement on administrative consent order that allowed the plant to come back online as long as they built a solar plant at the site of the existing plant.

The solar facility would be located where a demineralized tank is, where some trailers are at present. Around 600 kilowatts of energy will be generated by the facility. It is DC voltage, so it's a small output and would be a small adjunct to the existing plant site. There are security concerns. This is where the diesel fuel for the plant is located. There is currently a security fence around the unloading location. There is a security guard and due to the fuel source being in the area, it is behind a security fence. There are permits pending. In lieu of public waterfront access, the DEP required them to do an "in lieu of" contribution in the amount of $5,700.00 to be used for any improvement project at the nearby park.

Mr. Baker, Esq. and Mr. Samuel asked about specific site features (the triangle piece/pier controls) and cleanup activities. Mr. Corn said another entity is conducting cleanup on a portion of the site away from the solar area, with an LSRP retained. Chairman Zebrowski stated he would guess you would need an environmental impact statement due to removing a tank. Mr. Corn clarified they are demolishing the demineralized water tank but not moving it.

Commissioner Roberts asked for clarification for LSRP—License Site Remediation Professional. Mr. Corn stated responsible parties must retain one for the cleanup in the state. The DEP accepted a contribution in-lieu of public access due to site security in the amount of $5,700.00. The contribution will go to the Borough.

Commissioner Grillo asked about linear footage and valuation. Mr. Corn said it's about 212 feet along the waterfront. The DEP calculates cost based on building public access paths rather than per-foot valuation. Their contribution would support nearby park enhancements.

A lengthy discussion was had regarding emission offsetting. Mr. Harrison, Esq explained that there is not enough power being generated in the state on hot and occasionally cold weather days. There are a number of Peaker plants throughout the state that are older, inefficient, and not meeting air quality standards. PJM is requiring the state to maintain online so they are available to provide power so there are not blackouts or brownouts during the summer months. PJM dictates when they have to come online when they are anticipating doing that. This was more driven by DEP to keep the plant operational. To balance it out, DEP wants to get more solar facilities online to reduce the number of instances when Peaker plants have to come online. PJM would not let DEP close the Peaker plants, because they don't want blackouts or brownouts. The goal is to provide additional power from a clean energy source so the Peaker plants are not necessary, but they are not there yet.

ATTORNEY REPORT:
Mr. Baker, Esq. reported that Tovah Living needs a one-year extension on getting approvals and construction. Also, Quick Chek needs some changes on their access agreement. Mr. Iacocca, Esq. stated that there were slight modifications to the easement in regards to commercial liability insurance (went from $2 million to $1 million) and auto insurance (went from $5 million to $1 million).

ENGINEER REPORT:
Mr. Cornell reported that he and Mr. Samuel met with the Riverton staff and he would expect an announcement very soon regarding Bass Pro Shop and Quick Chek. The CO for Bass Pro Shop is being finalized. Landscaping has been done and the boat storage area has been built. Top course paving has been done at Quick Chek and the Panera building is up. Work has been done on the Main Street Extension entrance as well.

PLANNER REPORT:
Ms. Sawant reported she is reviewing the power plant agreement and the redevelopment agreement for the former Sunshine Biscuit site. She has a developer interested in pursuing Transit Oriented Development, so there is a meeting scheduled this week with NJ Transit which is positive.

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

1. Riverton Redevelopment & Brownfield Development Area Update

Construction continues to progress throughout the Riverton redevelopment area. Bass Pro is currently targeting an early November opening, with the project nearing completion. QuickChek is also nearing completion, and should be opening around the same time. Other work throughout the Gateway Services area and on the surrounding pad sites is also progressing.

The next BDA meeting scheduled for Tuesday, October 27. The meeting will provide an opportunity to continue discussions regarding the area and the next steps in the remediation process.

2. Raritan Street / Transit Village Community Outreach

SERA continues its community outreach regarding the proposed Transit Village designation. Property owners have been contacted and invited to participate in discussions regarding the proposal. Property owners will also have the opportunity to attend the October 14th meeting in person to ask questions and receive additional information about the designation and redevelopment process. The goal of this outreach is to ensure that property owners have an opportunity to have their questions addressed before SERA takes any action.

3. Environmental Commission Support

SERA is currently looking to support the Environmental Commission in its charge to research and better understand data center development, including the potential impacts and considerations associated with these facilities. As part of that effort, the Commission was invited to the SERA workshop meeting tonight where the Sierra Club provided information and perspective on data center development.

SERA is also looking to engage a data center specialized consultant who can provide technical expertise and help guide the Commission's research and evaluation of data center development.

PUBLIC RELATIONS REPORT:

Mr. Dalina could not attend tonight's meeting, but his report was distributed for the Commissioners' review. Commissioner Roberts asked for an update on the mission statement. Mr. Schlichte advised that Mr. Dalina is still developing this. Commissioner Roberts also asked the council representatives if there is any movement on getting PILOT data publicized on the website. Chairman Zebrowski said conversations have been had about bolstering the entire website with financial and budget information, but at this time, PILOT info is still in the formation stage. Commissioner Roberts stated that Ms. Magnani distributed current financials in dashboard format for all Commissioners. Commissioner Roberts asked if there would be dashboard information on the RAB Bond Payments. Mr. Shah stated that they have authorized a third-party administrator to handle, collect and distribute payment to the bond holders and the county. He stated we can request the information and try to add in the dashboard in some way. But it is not running through SERA's financial system. Commissioner Roberts also asked if copies of outreach letters to property owners could be provided to the Commissioners for review. Mr. Schlichte confirmed yes, the staff can provide the letters. Commissioner Roberts asked if Mr. Shah was able to connect with the Environmental Commission. Mr. Shah said yes, they were present at the off-site Recreation center to listen into the workshop presentation.

AUTHORIZATION FOR PAYMENT BILLS:

Total Amount: $66,217.56 (Operating Exp. 46,875.56 & Escrow $19,342.00)
Mr. Kronowski added that the Bill List had been updated since it was originally sent to the Commissioners for review. A bill associated with reimbursement to the Borough was removed from the Bill List and these numbers reflect the change.

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

ROLL CALL:
YES: Commissioner Davis, DeWise, Fisher, Grillo, Parikh, Roberts, Scott, Councilman Rios and Chairman Zebrowski
NO: n/a
ABSTAIN: n/a

2025 AUDIT REVIEW

Mr. Andrew Zabiga of Samuel Klein and Company presented the 2025 Audit Report to the Commissioners. He stated that SERA's 2025 Audit had an unmodified opinion, meaning there were no material changes to the financial records given to them. The records given were very exact. There were no recommendations reported. This is the first time in five years that there were no issues. All escrows are fully funded and any inactive escrows were returned.

INTRODUCTION OF 2027 BUDGET

Mr. Kronowski referred to the 2-page document prepared by himself and Mr. Shah as well as the state budget document. He explained the revenue is what they are anticipating for 2027. He said there may be some additional administrative fees which will cover the loss of Trammel Crowe fees. Salaries represent a 5% increase from last year. Mr. Shah added there is $58,000 interest income which shows which shows we are generating significant interest income. He also explained that this is the introduction of the budget, the next meeting will be the adoption. He said Agencies are required to adopt before the start of the fiscal year.

RESOLUTIONS:

a) **2026.10.31—Resolution of the Sayreville Economic and Redevelopment Agency Governing Body Certification of the Annual Audit**

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

b) **2026.10.32—Introduction of 2027 Authority Budget**

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

c) **2026.10.33—Resolution of SERA Authorizing First Amendment to Redevelopment Agreement Between SERA and Tovah Living, LLC in Connection with Real Property Located at (CR-670) and Garden State Parkway [Tovah Living]**

Commissioner Scott made a motion to approve, 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

d) **2026.10.34 – A Resolution of SERA Re-Authorizing Access Agreement Between and Among SERA as Grantor, Quick Chek Corporation as Grantee and Sayreville Seaport Associates Urban Renewal, L.P. in the Gateway Services Area [Riverton]**

Commissioner Fisher asked about the insurance requirements and why the insurance policy was decreased. Mr. Iacocca, Esq. explained it is a simple access easement, $1-2 million general liability is the usual range. The insurance is reflected in the actual easement document itself attached to the resolution. Commissioner Fisher expressed concern over the gas and gas tanks. Mr. Iacocca, Esq. said it's simply for people to access Quick Chek until the privately owned roadways are dedicated to the Borough and are made public.

Commissioner Roberts 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

COMMISSIONER COMMENTS:

In regards to moratoriums and bans, Commissioner Grillo asked if it would be possible to pass an ordinance to ban the issuance of a PILOT for a data center. He asked Mr. Baker Esq. if it would be legal. Mr. Baker, Esq. said he doesn't know if it is legal, but it is not a

long-term fix. Ms. Sawant said the council doesn't have to agree to a PILOT. Conversation continued about ordinances, moratoriums and the Council's role in PILOTs.

PUBLIC PORTION:

Commissioner Roberts made a notion to open public portion; seconded by Commissioner Grillo.
Mr. Mark Fetah of Riverton reported that they received their first C of O for the Bass Pro building. Bass Pro Shop will be running their own restaurant and the restaurant area is now 12 bowling alleys and 80-100 family style arcade games. The aquarium is up, 60 percent of the fish are in there. The fireplace is finished. The taxidermy is incredible. They have not yet announced the official opening date. Mr. Fetah would like to thank the entirety of the Borough and union labor.

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

Chairman Zebrowski asked for a motion to adjourn. Commissioner Scott made a motion to adjourn; seconded by Commissioner Davis. Meeting ended at 7:55 p.m.

Respectfully submitted,
Jamie Kurtz
SERA Recording Secretary