

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

MINUTES OF December 12, 2024

The meeting of the Sayreville Economic & Redevelopment Agency was called to order by Chairman Zebrowski and opened with 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 that were present were: Mr. DeWise, Ms. Fischer, Mr. Grillo
Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

Absent Commissioners: Mr. Davis and Ms. Duffy

Also present were: Mr. Shah, Mr. Schlichte, Mr. Kronowski, Mr. Baker, Esq., Mr. Iacocca, Mr. Samuel, Mr. 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:

Mr. Scott made a motion to approve the minutes from November 14, 2024; seconded by Mr. Scott.

ROLL CALL:

YES: Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO: n/a

ABSTAIN: n/a

ATTORNEY REPORT:

Mr. Baker, Esq. advises the commissioners that there is a change in resolution 2024.12.44, eliminating part B. An email was received from Sayreville Seaport Associates “SSA” saying New Jersey Dept. of Environmental Protection “NJDEP” no longer will be requiring part B.

Mr. Baker, Esq. no further comment.

ENGINEER REPORT:

Mr. Samuel's received a call from the Middlesex County Utility Authority "MCUA" advises there is a culvert under the railroad tracks adjoining our property, that they need to replace. There is a meeting tentatively set up later this week to meet and find out more detail. The only issue they are asking for an easement on our property for the headwall that has to be constructed at the end of it. They don't see an issue with this, but would like the attorney to draft language into the document noting if the headwall would need to be replaced, that they would be able to do so.

Mr. Samuel, no further comment.

EXECUTIVE DIRECTORS REPORT:

Mr. Schlichte refers to his letter dated December 12, 2024.

Item #1 NJDEP is updating its records regarding financial assurance requirements for the NL landfill, originally addressed in a 2009 letter. A revised letter has been prepared and will be signed by the Executive Director. Later in the meeting, a request will be made for commissioner approval to authorize the Exe. Director to sign and submit the letter. The updated response re-affirms SERA and SSA's previous compliance, including the use of Hazardous Discharge Site Remediation Fund "HDSRF" funding an established letter of credit for the site's remedial work, ensuring NJDEP's requirements are met to keep the process moving forward.

Item #2 The Riverton project progress continues on the Bass Pro Shop with structural steel work ongoing and the final steel top out anticipated in March. Concurrently, stormwater drainage systems are being installed for the Bass Pro parking lot to support site infrastructure. A topping-out ceremony will be scheduled for March to mark the milestone of the steel framework reaching its highest point as the project progresses.

Item #3 Riverton environmental site status update as of September/October the report for the Riverton project was submitted. SSA continues remediation efforts under the NJDEP site remediation program, Program Interest No. 018025, the NJDEP Bureau of Environmental Radiation and the New Jersey Pollution Discharge elimination system storm water permit. During this reporting period, SSA completed the mixed fill material removal activities in the sedimentation pond #6 area, the excavation and off-site disposal of impacted Polychlorinated Biphenyls material from the portion of the site and continued

radiological delineation of the OS-C27 survey unit boundaries. Additionally, SSA, Sovereign and Geosyntec finalized Parcel B sampling plans with mobilization anticipated in December 2024.

Item #4 Public relations for SERA, as discussed at the November meeting regarding the need of this service. SERA requested quotes for PR services. We received one response and proposal from Kevin Dalina and have decided to move forward with utilizing his services to address SERA's PR needs. A copy of his proposal has been provided for your review. Kevin will oversee public relation efforts, including managing social medial, marketing, website updates and press releases. The goal is to ensure accurate and timely information is communicated to the public in a clear and easily accessible matter. This effort aims to provide the community with correct and up-to-date information, highlight the positive impacts of SERA's redevelopment projects, and showcase the benefits these initiatives bring to Sayreville. Improved outreach will help foster transparency, engagement and understanding of SERA's role in driving economic growth and revitalization.

Item #5 SERA has placed an order for podcast equipment to enhance outreach and promote its redevelopment projects. The equipment includes a camera, microphones, teleprompter, tripod, lighting and other accessories. This initiative will allow SERA to create high-quality video and audio content to share updates, highlight key projects, and engage with Sayreville residents in a modern and accessible format. This will help to enhance our public relations efforts.

Item #6 The downtown revitalization has continued with SERA reaching out to business and property owners in the downtown zone to schedule meetings and gather insights on their vision for a revitalized downtown. These discussions will build on finding from the Downtown Redevelopment Study previously conducted by SERA, ensuring the community input guides the revitalization process. This outreach will also help stakeholders who can remain engaged and informed throughout the process. The goal is to better understand the needs and priorities of local stakeholders to create a thriving and dynamic downtown that benefits businesses, residents and visitors.

Item #7 SERA is sending letters to property owners in the recommended designated areas, including Main Street & Crossman Road area and the Ernston Road/mini mall area, to explain the "Area in Need of Redevelopment" designation. These letters are being sent ahead of the Planning board's communication regarding the possible upcoming study to help address any concerns or fears associated with the designation. The goal is to open lines of communication between property owners and SERA, providing clarity on the redevelopment process, its goals and the potential benefits, such as, assuring property

owners that this designation does not involve condemnation by SERA or the Borough. This effort reflects SERA's commitment to transparency, collaboration and ensuring property owners are informed and engaged stakeholders throughout the process.

Mr. Schlichte, no further comment.

Mr. Shah provided an update regarding the Sunshine Biscuit site. Currently the planner is working on the Need of Redevelopment Study to be heard with the Planning Board at a future date to be determined.

2025 Budget Public Hearing and Adoption, Mr. Scott made a motion to open to the public; seconded by Councilperson Roberts.

No public attended and public portion was closed.

Mr. Kronowski refers to the share service line item. That figure was reduced down to \$1, as previous year budget. He also stated this does not affect the budget. Mr. Kronowski states the total budget is \$192,000 which is 4.3% less than 2024 budget. The revenues are in line with 2024 except the interest on investments expected to be \$58,000 versus the \$18,000. Salary and wages increased by \$27,500; total administration increased \$29,000. The cost of providing services decreased by \$221,000; that was because we removed the escrow activity from the budget. This was placed into a separate fund, called Redevelopment Escrow Fund. Mr. Kronowski states that Item C and Item D on the agenda can be combined.

Mr. Scott made a motion to adopt the 2025 budget; seconded by Councilperson Roberts.

ROLL CALL:

YES: Mr. DeWise, Ms. Fischer, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

AUTHORIZATION FOR PAYMENT BILLS:

Operating Expenses Total \$37,578.51 (Operating Exp. \$26,206.51 & Escrow \$11,372.00)

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

ROLL CALL:

YES: Mr. DeWise, Ms. Fischer, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

MEMORIALIZATION OF RESOLUTIONS:

Resolution 2024.12.44 – Resolution of SERA authorizing execution of certification to USEPA and request for escrow waiver to NJDEP regarding remediation in the Sayreville Brownfields Redevelopment area

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

ROLL CALL:

YES: Mr. DeWise, Ms. Fischer, Mr. Grillo, Mr. Parikh, Councilperson Roberts, Mr. Scott and Chairman Zebrowski

NO:

ABSTAIN:

Public portion was opened and closed. No public attended.

Mr. Scott made a motion to adjourn; seconded by Councilperson Roberts.

Respectfully submitted,

**Beth Magnani
SERA Recording Secretary**