**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – JANUARY 27, 2022**

**Chairman Michael D’Addio opened the meeting at 6:30 PM and announced pursuant to the Open Public Meetings Law, public notice of this meeting was advertised in the Home News Tribune and posted on the bulletin board in the Borough Hall in Sayreville, and copies of this notice have been available to the public and are on file in the Clerk’s Office.**

***SALUTE TO THE FLAG***

**PRESENT: Chairman Michael D’Addio, Vice Chairman Donald Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Kenneth Scott, Janet Rzepka, Rosetta Fisher, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT:**

**ALSO PRESENT: Joseph Ambrosio, Executive Director, Dave Samuel, Engineer, Michael Baker, Esq., and Anthony Iacocca, Esq.**

**Authorization for payment of bills – Non NL**

**Motion to approve bills (a) through (g). Mr. Scott made motion to approve payment Ms. Fisher, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, Ms. Fisher,**

**Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (h) through (l). Mr. Scott made motion made to approve, Ms. Fisher seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, Ms. Fisher,**

**Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Authorization for payment of bills to be paid from Escrow Accounts (m) through (p). Mr. Scott made motion to approve payment, Ms. Rzepka, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, Ms. Fisher,**

**Mr. Scott, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (q) through (aa). Mr. Grobelny made motion made to approve, Ms. Rzepka seconded. Roll call:**

**Pending Matters**

1. **March Development**

**Anthony Marchigiano, Partner addressed the Commissioners regarding the former landfill on Jernee Mill Road. Also present were Jeff Bastow and Andrew Zilenzier, Partners Claremont Developers. Anthony stated they were seeking approval as redevelopers of the property on Jernee Mill Road Claremont has been around since the 50’s as a 3rd party general contractor focusing on development business only doing work in New Jersey. They have worked on numerous projects which have done very well. Anthony founded March Development in 2006 building stores then storage facilities. Claremont is not their only partner and those present tonight would be a part of the project.**

**They presented drawings of what they were at present constructing. Middlesex Logistical Warehouse, South Orange Self Storage,12 ½ acres in Newark and South Amboy 3 buildings with 500 units. Jeff Bastow stated that the Newark project involved a former landfill that had a massive fire as well as dumping on the site. The plan is for a 185 sq. ft. warehouse which will be starting in the Summer.**

**They presented a concept plan addressing concerns about tractor trailer traffic in the area. They discussed the Borough rateables regarding a freezer refrigeration warehouse space with office space. Parking would be determined they are presenting 2 ingress and 2 egress driveways, truck lanes, loading bays and smaller box trucks. Jeff Bastow pointed out 48 parking spaces on the plans with right in/out as well as the layout of the building. Anthony Marchigiano addressed the permitted uses in the redevelopment plan and stated the MCUA had an easement which runs through the property however what they have planned will work. Dave Samuel stated he checked the permitted uses and doesn’t think this use is on it the Agency would have consider amending the plan. Mike D’Addio suggested setting up a meeting with all the professionals.**

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**Dave Samuel briefly talked about the sale of the land and redevelopment plan as well as the environmental responsibilities. Anthony stated they have stepped into this and they do understand all liabilities. Dave said there is a lot to cover and discuss at the working meeting which maybe could take place next week. Anthony Marchigiano asked about entering into a conditional RDA; Dave said it had to be discussed with the Mayor and Council as the land agreement still needs to be terminated. Mike Baker suggested it be on the next meeting agenda and that he has no issue with setting up escrow. He also stated he has represented Middlesex and Anthony Iacocca has experience with Claremont; the Agency could plan meeting after Council meeting.**

1. **Waterfront**

**Dave stated that the work continues at the NL plant they are filling the area adjacent to Chevalier Ave. and the project will continue through the winter. Mike Baker confirmed that Bass Pro is on schedule for the Summer and Dave met with the Bass Pro real estate.**

1. **2022 Audit**

**Joe said it was submitted to the State on Monday and moved that the Audit be discussed at the next meeting for State approval.**

1. **Gillette**

**Joe stated he received letter from Council John Wisniewski, Esq. had CO for escrow and administration fees. He needs final approval from the Engineer to make sure all the Agency issues have been resolved by the next meeting. Mike Baker said they have the CO from the town now needs the CO from the Agency. Joe stated he does not see any significant issues and they are in compliance.**

1. **National Amusements**

**Dave stated the Council has authorized the Agency to prepare a Redevelopment Plan for office, retail, grocery, medical to name a few and other uses he gave a listing of other permitted uses then recommend and pass resolution to forward to Mayor and Council, then Planning Board.**

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**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion; Ms. Rzepka seconded. Motion carried.**

**Jim Robinson – Stated he had a couple of things he wanted to address. He asked about the Agency granting Pilots for projects specifically for mega warehouses on Cheesequake Road. Mike Baker stated these decisions were made by the Council and no decision has been made as yet and SERA has not made any recommendations. There are no active discussions at present. Mr. Robinson stated that towns don’t have to offer Pilots for warehouses. He then addressed National Amusements and asked why SERA does not use professional planners and uses CME Associates. Both Mike D’Addio and Mike Baker stated that the Borough Council retains CME who not only has Engineers but also has licensed Planners.**

**Mr. Robinson then talked about the current situation for a Bus Depot. Mike D’Addio stated he contacted Councilwoman Maher and mentioned property on Weber Avenue.**

**Heather Smith – Ms. Smith addressed the National Amusements site and asked if this was SERA property, Mr. D’Addio said “no.” She asked about the proposal; Mike Baker stated that for the area to be considered redevelopment the Council asks for it to be studied by the Planning Board then they make decisions and offer their suggestions to the Council the Council then approves and gets the Planner to review redevelopment site. They have retained CME for planners to review. Once National Amusements is considered a redevelopment property they need to come before SERA for approval. SERA does look at affordable housing and yes the agency has asked for 300 units at Riverton as well as 65 and 84 units SERA does encourage developers to add affordable housing.**

**Jessica Layton – Thank you for the bus depot suggestion.**

**Mr. D’Addio asked for motion to close public portion. Councilwoman Mary Novak made motion to close public portion; Mr. Grobelny seconded. Motion carried.**

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**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando; seconded by Ms. Rzepka, motion carried**

**New Business**

1. **Resolution regarding MEC Redevelopment project.**

**Mr. D’Addio asked for motion to approve resolution. Mr. Scott made motion to approve resolution, Mr. Pollando, seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Pollando, Mr. Grobelny, Mr. Scott,**

**Ms. Fisher, Ms. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Commissioners Comments**

**None**

**Mr. D’Addio asked for motion to adjourn. Mr. Pollando made motion to adjourn; Councilwoman Mary Novak seconded, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**

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**Anthony Iacocca addressed the Economy Auto contract since 2010 and RAO from DEP. The seller suggested to close the title in escrow the net proceeds to SSA & SERA $50,000 once deed items are received then the money goes back to SSA & SERA. Mike Baker said the transfer of escrow, Anthony stated the purchase price of $260,000 and Mike stated if the professional recommend he will work on the closing.**

1. **Trammel Crow**

**Dave talked about the redevelopment agreement regarding the wetlands and Conrail is not signing off because of the wetlands on Conrail property and had to apply for a CO but can’t file a complete application they are seeking some relief and Dave will discuss at the February meeting. He said it could take 2-3 years for a wetlands permit. If Conrail won’t sign bottom line the project will be stopped. Mike D’Addio asked why it was taking such a long time; Dave said they always do, they don’t want railroad crossing that Trammel wants to build.**

1. **2020 Audit**

**Will be discussed at the next meeting.**

**Mr. D’Addio asked for motion to close private session and resume meeting in public session. Mr. Scott, made motion; seconded by Mr. Grobelny, motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**