**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – FEBRUARY 24, 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. Pollando made motion to approve payment Councilman Conti, 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 (i). Mr. Pollando made motion made to approve, Mr. Grobelny 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 (a) through (f). Mr. Pollando made motion to approve payment, Mr. Grobelny, 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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**Pending Matters**

1. **Waterfront**

**Dave said he had a Zoom meeting at noon today with Riverton. They have been in discussion with Bass Pro on the development. Dave indicated that the Bass Pro sign will be coming down as they need to install piping. If anyone receives any phone calls the sign will be going back up. Dave said they continue to prepare the site and are preparing the other alternate access. They received permission from the Council to open the Main St. ext. near Chevalier to install a water line. They have also applied to ASPIRE and continue to have regular meetings.**

1. **2020 Audit**

**Joe said he has published in the Home News. He has received some signatures of approval from some of the Commissioners but still needs some others indicating they have read the audit and are in agreement. He will reach out to those needed. He stated the budget has been approved by the State and he will bring next meeting for signatures.**

1. **Gillette**

**Dave stated they are not ready yet for recommendation. Joe indicated they need to comply with all redevelopment conditions of approval. Dave said they have a few open items; physical improvements, and no one yet has requested a Certificate of Compliance.**

**Resolution to go into Private Executive Session**

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

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**Public Portion**

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

**Mr. Brennan addressed the Agency regarding the Bus Depot suggested by the Board of Education and asked if there was any update. Councilwoman Novak informed him that the Borough Council is in the process of meeting with the Board of Education to discuss various parcels of land being suggested for the buses to park. Dave stated that his office was authorized by the Borough to prepare a map which they did and sent onto the Board of Education. It is currently under review and he indicated that the SERA Agency has also included two pieces of property owned by the Agency as well as properties owned by the Borough. Dave said the properties have been given to Board of Education and needs to be approved by the Borough Council. A meeting is scheduled for March 7, 2022 with the Board of Education and the Council. If they decide they are interested in SERA property they will also meet with the SERA Agency.**

**One of the homeowners in the audience asked if they could have a copy of the map, Dave stated his office would e-mail a copy to her.**

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

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**New Business**

1. **Resolution Certifying 2020 Audit**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny, 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**

1. **Resolution Confirming completion of project and making any financial adjustments**

**No action taken**

1. **Resolution Confirming termination of MEC redevelopment project with financial adjustments if necessary (this will apply to SERA only)**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny, 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**

1. **Resolution of Amendment to Hercules Plan**

**Mr. D’Addio asked for motion to approve resolution. Mr. Pollando made motion to approve resolution, Mr. Grobelny, 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**

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**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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**PRIVATE SESSION MINUTES**

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1. **Waterfront**

**Nothing to discuss.**

1. **Gillette**

**Nothing to discuss.**

1. **MEC**

**Joe indicated that there were issues regarding the administrative and escrow fees. Mike D’Addio asked if the Agency could collect; Dave said this was not realistic as they are waiting for them to say it was completed.**

1. **Trammel Crow**

**Dave handed out plans showing the railroad crossing and planned extension of the roadway. He discussed where exactly the railroad crossing was and the planned extension into Hartle St. and said the problem was with Conrail not signing and he wasn’t sure it could be completed. There would only be 3 warehouses in the first section and when the agreement was prepared they needed to file for permit for the road but Conrail will not sign off. At this point Dave said he felt it would be a mistake to go through and say they have to do this. He thought the developer may back out. Mike Baker said the way the agreement reads is that they cannot access buildings until permit for the road is given. They asked to amend this wording in the agreement with no 3rd party, Mike suggested that the Agency allow this; Mike D’Addio agreed and said the Agency would not be losing anything. Mike Baker stated he prepared a resolution to vote on tonight. Councilman Conti said the road would still be required just no permit needed to access buildings. Dave showed all a color coded plan which better described what they would be voting on and explained the issue of the road which needs to be done it was just about timing of filing of permits.**

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**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**