**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – APRIL 22, 2021**

**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 Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Kenneth Scott, Rosetta Fisher, Janet Rzepka, 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 (i). Mr. Pollando made motion to approve payment 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**

**Motion to approve bills (j) through (k). Mr. Pollando made motion to approve payment, 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**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (l) through (v). Mr. Pollando made motion made to approve, 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**

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**Pending Matters**

1. **Waterfront Redevelopment**

**Dave stated work is moving along with the installation of the sewer. There has been tremendous progress. Councilman Conti asked if there were any target dates. Dave stated not as yet they are getting this site wrapped up and utilities running to start the Bass Pro Shop. SERA did their job and the Borough is not holding them up. Target to break ground in the Fall.**

1. **Trammel Crow**

**Dave stated the changes have been made to the agreement and he**

**recommends approval of the agreement. Mike Baker concurred with Dave**

**on approval of the agreement. Tom Pollando asked if there was any**

**movement with working with the union workers. Mike Baker spoke with**

**both and Trammel did make a commitment to use union workers.**

1. **Hercules**

**Dave said this should have been done with Trammel. This is only and change of the entrance and he recommends approval. Mike Baker stated there is a resolution to approve to go before the Planning Board only. Dave said this is only a driveway so there is no need for a Redevelopment Agreement.**

1. **Sayrebrook Veterinary Hospital**

**Dave indicated that this property should not be located in a redevelopment area but it is, so they are here tonight for approval of construction of a small pole barn structure. Dave recommended approval as it is minor in nature and there is no need for a SERA Redevelopment Agreement just a Planning Board hearing.**

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**Resolution to go into Private Executive Session**

**Motion made by Mr. Pollando; seconded by Councilwoman Mary Novak, motion carried.**

**New Business**

**Tom Pollando addressed an issue involving Councilwoman Michele Maher seeking approval to use the property behind the Senior Center for a community garden. They have already put up a fence as they thought it was Borough property. Dave stated unfortunately this property is part of the property purchased by PRC for development of housing. Tom Pollando stated they already paid for the fence and now they were taking down; Weber Ave. was recommended. The community garden was recommended by Councilwoman Maher and originally went to Weber Ave. the Environmental Commission stated no they could not use Weber Ave. Councilwoman Maher just found out today that the property was owned by SERA from Dan Frankel. Mike D’Addio stated that the board was an advisory only and did not have the power for making comments as the property was under contract. Councilwoman Maher will go back to the Environmental Commission.**

**Councilwoman Mary Novak stated that this land is listed in the Emergency Management Plan and has to remain vacant for helicopters to land. Tom Pollando suggested that more homework be done on the garden.**

1. **Resolution Approving Hercules Modification of Access and Associated Site**

 **Improvements**

**Mr. D’Addio asked for motion to approve resolution. Mr. Scott made motion to approve resolution, Councilwoman Mary Novak, 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 Approving the Trammell Crow – TC Metro NE LLD Redevelopment Agreement**

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**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 Approving Hercules Redevelopment Plan – Hercules/Ashland Site Preliminary/Final Major Site Plan to go to Planning Board 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**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion to approve resolution, Councilman Vincent Conti, seconded. Motion carried.**

**No one spoke**

**Mr. D’Addio asked for motion to close public portion. Mr. Pollando made motion to approve resolution, Mr. Grobelny, seconded. Motion carried.**

**Commissioners Comments**

**None**

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

 **Respectfully submitted,**

**Joan M. Kemble**

**SAYREVILLE ECONOMIC & REDEVELOPMENT COMMISSION**

**PRIVATE EXECUTIVE SESSION MINUTES**

**MEETING – APRIL 22, 2021**

**PRESENT: Chairman Michael D’Addio, Vice Chairman Don Newton, Commissioners: Thomas Pollando, Dennis Grobelny, Kenneth Scott, Rosetta Fisher,**

**Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT:**

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

1. **Waterfront Redevelopment**

**Dave had no more to discuss. Mike Baker said after the Council approved there would be a 20 day period for someone to challenge. He stated that an attorney from South Jersey applied for an OPRA to challenge the Pilot; there are 12 days left.**

1. **Trammel Crow**

**Dave said he had nothing else for this issue. Mike Baker stated type of redevelopment there are no RAB bonds and they cannot be asked to work with the unions but Trammel Crow has agreed to work with the unions in some areas. They applied for a Pilot agreement. Mike D’Addio disagreed with a Pilot as it is not in SERA’s favor. While there are times a Pilot is necessary this was never brought up with this application.**

**Motion to close private session and resume meeting in public session.**

**Mr. Pollando made motion to close private session; Mr. Grobelny seconded. Motion carried.**

 **Respectfully submitted,**

 **Joan M. Kemble**