**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – SEPTEMBER 23, 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, Janet Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**ABSENT: Rosetta Fisher**

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

**Before beginning the meeting Joe Ambrosio announced that Councilman Conti would be calling into the meeting.**

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

**Motion to approve bills (a) through (o). 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. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Motion to approve bills (p) through (t). 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. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (u) through (jj). 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. Rzepka, Councilwoman Mary Novak, Councilman Vincent Conti**

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**Pending Matters**

1. **Waterfront Redevelopment**

**Dave said things are really moving along a lot of work is being done particularly the movement of the material and in addition the water’s edge is nearing completion near the dam along Main St. extension. Tom Pollando asked about the Bass Pro Shop; Dave said they still need approval and hopefully they will be receiving by year end. Possibly will be starting more towards next summer.**

**B./C. Adoption of 2020 and 2021 Budgets**

**Adoption of budgets moved for in April tonight moving to adopt resolutions.**

**D. Club Pure**

**The Agency has been approached to put in the Redevelopment Zone. Mike D’Addio said that it was in the best interest to recommend to both the Planning Board and Council. Attorney Bob Smith represents the contract purchaser and indicated it would be hard to construct a building as the felt it should be in a redevelopment zone. Dave has a report on foundation issues. Tom Pollando said that even when there is nothing going on at the club police are called for fighting and the owner hears a lot of issues. Mike D’Addio said to demo the building would be in the best interest. Mike Baker said the first step is to refer to the Planning Board and at the hearing make recommendation to Council then back to Planning Board with redevelopment plan. SERA would then make recommendations. Janet Rzepka asked how long this would take; Mike Baker said probably 2-3 months.**

**E. Praxair/Linde**

**Mike Baker said this was adopted several months ago the Agency**

**agreed on the pipeline, but they have not agreed to pay. Resolution**

**to be voted on later; Mike D’Addio if legal fees not awarded.**

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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 of the Sayreville Economic and Redevelopment Agency Requesting the Borough of Sayreville to Explore Whether the Real Property located at 1970 Highway 35, Sayreville, NJ 08872, Commonly known as Club Pure, May be an Appropriate Area for Designation as a Redevelopment Area.**

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

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

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

1. **A Resolution of the Sayreville Economic and Redevelopment Agency Authorizing Execution of Praxair/Linde Temporary Construction Easement**

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

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

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

1. **2020 Adopted Budget Resolution**

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

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1. **2021 Adopted Budget Resolution**

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

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

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

**Dave stated that on October 5th there would be a meeting for Brownfield Development at 11:00 am both Ken Scott, and Don Newton volunteered to attend on behalf of the Agency.**

**Mike Baker also indicated that site visits are still taking place.**

**Public Portion**

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

**No one spoke**

**Mr. D’Addio asked for motion to close public portion. Mr. Pollando made motion to approve resolution, Councilwoman Mary Novak, 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 – SEPTEMBER 23, 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**

**Nothing further to discuss**

1. **Praxair/Linde**

**Mike Baker said there will probably litigation as he told them they no longer had a free ride. The Redevelopment Agency is paying all costs and the appraiser is doing easement for $250,000-$400,000 for it. He stated the Agency would be demanding $400,000 in a one-time payment. The Council has moved ahead.**

1. **National Amusements**

**A large warehouse will be proposed which is not what is wanted. Dave indicated this is not a permitted use which puts the Agency in a much better position either a self-storage or warehouse. Councilman Conti stated he thought it would be a medical center—Dave said this would have a lot more opportunity. Mike Baker stated they were told warehouse use was not wanted; Dave said they also wanted use for temporary use for parking trucks. The Council designated CME to come up with a redevelopment plan which will probably take about 3 months with meetings at both the Planning Board and Council level.**

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

**Mr. Pollando made motion to close private session; Councilwoman Mary Novak seconded. Motion carried.**

**Respectfully submitted,**

**Joan M. Kemble**