**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – NOVEMBER 12, 2020**

**Chairman Michael D’Addio opened the meeting at 6:00 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, Rosetta Fisher, Kenneth Scott, 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.**

**Approval of Minutes from prior meetings held on 6/25/20 and 10/22/20**

**Mr. D’Addio asked for motion to approve minutes; Mr. Pollando made motion to approve, Councilwoman Novak 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 – Non NL**

**Motion to approve bills (a) through (g). Mr. Pollando made motion to approve payment, Councilwoman Mary Novak, 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 bills (h) through (j). 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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**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (k) through (v). Mr. Pollando made motion made to approve, Councilwoman Mary Novak 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**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave reported that the bulk head work is continuing on the rear line the whole area Phase 1 Section1 looks fabulous and he said he will try to bring in pictures for the next meeting. They are waiting for fill material and are preparing for construction.**

1. **Fulton’s Landing**

**Dave said he will be reviewing architectural drawings and the architect will be explaining. Mike Baker will be reviewing the RVA. Tim Beck introduced Architect Aaron Williamson of Ware Malcomb. Scott Daniel, Architect will make presentation tonight. Mike D’Addio made a motion to accept his credentials, motion carried. Joe Ambrosio swore in Scott Daniel. Mr. Daniel presented the plans and described the 156.92 acre site stating that the site will include 3 separate buildings: Bldg. A 930,000 sq. ft., Bldg. B 750,000 sq. ft. and Bldg. C 200,000 sq. ft.**

**He continued his presentation describing number of dock doors, width and depth of buildings and total lot coverage as well as parking spaces. He described the interior and exterior of the buildings by showing a rendering and the height elevations. All three buildings were the same in architectural and elevation and exterior somewhat the same. Dave complimented the architectural for the mixture of color and materials on the exterior and recommended that the Agency vote to approve the architectural drawings.**

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**Mike Baker stated that need to come back to next meeting for compliance; Dave stated they also needed to present plan for landscaping at the December 12th meeting. Mr. D’Addio stated that the Agency needs to have all the documents a week before the meeting so the Agency has enough time to review all the documents. Greg Oman stated they will comply with this and the plans will be sent by December 3rd.**

1. **Tremmel Crow - Hercules**

**Dave stated he had no updates. Mike Baker said they continue to work on the financial and redevelopment drafts and asked for extension to the December 10th meeting to update Agency.**

**New Business**

**Anthony has received financials on Gillette. Mike Baker stated that the AMF Equities, LLC is looking to sell the property and need SERA approval according to the Redevelopment Agreement. If purchaser has agreement they need the Agency to approve. They own numerous properties and AMF will complete project. Mike Baker’s recommendation was that there was enough information to grant approval and suggested discussion tonight and address at the next meeting. Mike D’Addio said if nothing was changing there should be no hold over the Agency should vote tonight.**

**Tom Pollando asked if the name Gillette Towers would remain. Mike Baker said if the Redevelopment Agreement says Gillette Towers once everything is complete the Agency may not have any issue. They would have the attorney present to leave the Gillette name on it. Mike Baker said once completed this would not be up to the Agency; Tom Pollando asked if it was in the Redevelopment Agreement and if yes could it carry onto the purchaser; Mike Baker said no but they could ask John Wisniewski, Attorney to talk to the purchaser. He would not be able to commit to what the plans may be. Mike D’Addio polled those present to vote tonight; all were fine with the vote.**

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**Mr. D’Addio asked for motion to approve the sale of Block 330.01, Lot 1.01 100 Kennedy Drive, Sayreville, NJ to AMF Equities, LLC. Mr. Pollando made motion to approve the sale, Councilwoman Mary Novak seconded. Roll call:**

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

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

1. **Resolution of the Sayreville Economic & Redevelopment Agency Authorizing Execution of Redevelopment Agreement in Connection with Fulton’s Landing Industrial Development and Tremmel Crow-Hercules.**

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

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

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

1. **Resolution of the Sayreville Economic and Redevelopment Agency Extending Deadline for Execution of Redevelopment Agreement in Connection with Section 1 of the Hercules Redevelopment Plan.**

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

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

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

1. **Resolution of the Sayreville Economic and Redevelopment Agency Regarding Emergency Remote Meeting Protocol, Procedures and Requirements for Public Participation at Remote Meetings.**

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

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

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

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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. No one spoke. Mr. D’Addio asked for motion to close Public Portion; Mr. Pollando made motion, Councilwoman Novak seconded; motion carried.**

**Commissioners Comments**

**None**

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

**Respectfully submitted,**

**Joan M. Kemble**