**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – MARCH 17, 2016**

**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 Donald Newton, Commissioners Raniero Travisano, Thomas Pollando, Dennis Grobelny, Councilwoman Vicky Kilpatrick**

**ABSENT: Darrel Hartsfield, Dave McGill, Councilman Grillo**

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

**Approval of minutes from prior meetings held on 1/28/16 and 2/25/16**

**Mr. D’Addio asked for motion to approve both minutes. Mr. Pollando made motion to approve minutes Mr. Travisano, motion carried.**

**Before continuing, Mr. D’Addio announced that the Agency would hear a presentation by Mr. Gillette’s professionals regarding the Pilot Program.**

**6:05 – Mr. Newton excused himself from the meeting**

**Mitchell Fagen Attorney for Mr. Gillette briefly addressed those present stating that there was a financial need for Pilot approval as the housing will not be feasible without it.**

**Art Beneke, Financial Advisor, addressed the Agency members and handed out a memo outlining his presentation. He briefly discussed the project underway by Mr. Gillette as 136 age restricted units and talked about how pricing is marketed for this type of project. Mr. D’Addio talked about an informal survey he did with market pricing at current complexes in the Sayreville/Old Bridge areas and how this project was really no different. Mr. Beneke discussed the benefits that the Borough would acquire and gave a proposed pilot at 10% for at least 15 years with percentage increases lasting up to 25 years instead of 30 years.**

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**He stated that the units would be one bedroom with no children. They will not market for children; Mike Baker said that the occupancy is determined by the square footage of the bedrooms. A brief discussion then took place regarding the numbers being presented in the memo and numbers they had received during a recent subcommittee meeting and how they differed. Mr. D’Addio stated that most applicants look for the pilot before purchase. This property was not in a redevelopment zone when first purchased by the applicant and this is not the way the pilot program is usually requested. Mr. Fagen addressed this issue stating he was not familiar with the history of the first application. Mr. Fagen stated that the bank is expecting the pilot as part of the loan.**

**Mr. Pollando then discussed issues with the Board of Education and the pilot and how it will affect or not affect them. He stated that the Board needed to be told how they will benefit if in fact children are involved. After continued discussion Mr. Baker stated that the Agency had options (1) motion to approve, (2) not approve (3) the applicant could approach the Board of Education for discussion; however he felt the Agency needed to think on this issue in further. Councilwoman Kilpatrick stated that the presentation was very informative but she could not vote on this based on the memo handed out and needed more time to review.**

**Mr. Pollando said he felt this should be presented to the Board of Education. Councilwoman Kilpatrick was in agreement and said that Mr. Baker articulated the issue perfectly.**

**6:45 – Mr. Newton rejoined the meeting**

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

**Motion to approve bills (a) through (j). Mr. Pollando made motion to approve payment, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick**

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

**Mr. Travisano seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilwoman Kilpatrick**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave briefed the agency stating that Brian is moving forward and is waiting for the amendment from the State. The large areas on the site are status quo the DEP just needs to amend the remediation action plan. Mr. Travisano asked about helicopters flying over the site, Brian stated at times they do aerial photos and he was on site all day but did not know where the helicopters were from. Mr. Newton asked if there were any plan changes; Dave said just the changes discussed at last month’s meeting that he and Brian will be going over.**

**Resolution to go into Private Executive Session**

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

**New Business**

**None**

**Commissioners Comments**

**None**

**Public Portion**

**Mr. D’Addio asked for motion to open public portion. Mr. Pollando made motion to open public portion, Mr. Travisano seconded, motion carried.**

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**Mr. D’Addio asked for motion to close public portion. Mr. Travisano made motion to open public portion, Mr. Grobelny seconded, motion carried.**

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

 **Respectfully submitted,**

**Joan M. Kemble**