**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – MARCH 26, 2015**

**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, Christine Spezzi, Darrel Hartsfield, Councilman David McGill, Councilwoman Vicky Kilpatrick**

**ABSENT: Michael Baker, Esq.**

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

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

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

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mrs. Spezzi, Mr. Hartsfield, Councilman McGill, Councilwoman Kilpatrick**

**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (m) and (n). Mr. Travisano made motion made to approve, Mrs. Spezzi seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mrs. Spezzi, Mr. Hartsfield, Councilman McGill, Councilwoman Kilpatrick**

**SERA MEETING**

**PUBLIC SESSION MINUTES – MARCH 26, 2015**

**PAGE TWO**

**Motion to approve payment of bills from Escrow Accounts. (To be paid only if Escrow funds are available.) (o) through (bb.) Mr. Travisano made motion,**

**Mrs. Spezzi seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Mrs. Spezzi, Mr. Hartsfield, Councilman McGill, Councilwoman Kilpatrick**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave gave a brief update and said that the Planning Board approved the GDP for SSA. He said the weather has curtailed movement and with the warmer weather coming the site will dry out so the clean up can be finished. Bass Pro has a conditional approval and the actual construction will not begin till approximately June/July timeframe. The Bass Pro site is preparing and blending the soils according to the Planning Board conditional approval and once compliant they can move forward with the permit process.**

**Resolution to go into Private Executive Session**

**Motion made by Mr. Travisano; seconded by Councilwoman Kilpatrick, motion carried.**

1. **VG Resources**

**Gary Hall addressed the Agency stating that they were familiar with the project and the presentation would be very brief.**

**Dan Bush, Mazer Consulting addressed the Agency describing the site as it looks today and presented a rendering of what they are proposing. He described the proposed site and its location nearer to Jernee Mill Road. He stated they are proposing two access points ingress on the north of the site and egress on the south. He then described the layout of the proposed site and the location of the control building/shop with a maximum of 30 employees on different shifts.**

**SERA MEETING**

**PUBLIC SESSION MINUTES – MARCH 26, 2015**

**PAGE THREE**

**The cooling tower will be on the north end of the site with the main generator plant in the center. As this is a flood zone they will be raising over what is required, the power supply is natural gas and only one emergency diesel generator. Don Newton asked how far from Jernee Mill Road would be building be; Dan Bush said approximately 100 or more ft. Dave asked about the plume coming out of the smoke stack and stated that the Agency will need verification that it won’t present a problem on Jernee Mill Road.**

**Ken Kela, Developer for MEC Land addressed this issue and said a plume modeling study is being done. He is providing these management services to this project. This is his line of work.**

**Dan Bush stated he is familiar with redevelopment plans as to adding the additional lot and clarifying permitted uses. He did state that there was change in height for the accessory building for the equipment housing is approximately 100 ft. exceeding the required 60 ft. Dave said the best way to handle this was to provide a report on the variances on the redevelopment plan with necessary justification. He stated the other major concern is the indemnity language as the landfill will be used for a staging area and the Agency and Borough both need to be protected.**

**Gary Hall asked for the date of the next meeting. Mike D’Addio said they should send the packets at least 10 days before. Dave said they should go through with the size and capacity of the plant and include all changes.**

**New Business**

**None**

**Commissioners Comments**

**Mike D’Addio addressed the Route 35 movie theatre and asked if there was a possibility to include this in the redevelopment zone. Dave gave a brief update stating he had just been informed that Brian was going to purchase this property. He said the Planning Board had prepared the language and that Brian was in negotiation to purchase. He said the access is not good and will not be developed until Parcel B is developed and a roadway is put in back.**

**SERA MEETING**

**PUBLIC SESSION MINUTES – MARCH 26, 2015**

**PAGE FOUR**

**Mike D’Addio asked if there was any way to widen the access, Dave said you cannot have a ramp off a ramp. Mike asked if the building could be demolished, Dave said this would be costly and that it was a secured building and if there were no health or fire hazard issues. Mike asked if the Planning Board made a recommendation all it would need is the approval of the Council. Councilwoman Kilpatrick asked what if would cost to demolish; Dave said a couple of hundred thousand dollars. Anthony Iacocca said an ordinance needs to be in place.**

**Joe addressed a proposed amendment to the Shade Tree ordinance with additional conditions. He will pass out to all the Agency members and asked that everyone review the amendment. Councilwoman Kilpatrick then gave all present a brief overview of what was being proposed.**

**Public Portion**

**Mr. D’Addio opened public portion. No one spoke**

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

**Mr. D’Addio asked for motion to adjourn. Mr. Hartsfield made motion to adjourn; Mrs. Spezzi seconded, motion carried.**

 **Respectfully submitted,**

**Joan M. Kemble**