**SAYREVILLE ECONOMIC & REDVELOPMENT COMMISSION**

**PUBLIC SESSION MINUTES**

**MEETING – DECEMBER 11, 2014**

**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, Councilman David McGill, Councilman Art Rittenhouse**

**ABSENT: Christine Spezzi and Darrel Hartsfield**

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

**Approval of minutes from prior meetings held on 6/26/14; 7/10/14; 9/25/14; and 10/23/14.**

**Motion to approve all minutes discussed. Mr. Pollando made motion to approve payment, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Abstain: Mr. Travisano abstained from the July minutes**

**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, Councilman McGill, Councilman Rittenhouse**

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**Motion to approve payment of bills NL related, Non-Escrow. (When funds are available (k). Mr. Pollando made motion made to approve, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

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

**Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Pending Matters**

1. **Waterfront Redevelopment**

**Dave Samuel stated that things were going well on the site with excavation/testing and construction on the Bass Pro pad. A executed copy of the agreement from the Turnpike was received and schedule regarding the Turnpike project and Parcel C. The ramps will be open in 2017 and all need to be fine with the revised schedule. Brian indicated that the retailers for the project were all fine with pushing back the dates. Dave stated that Brian is getting ready to go before the Planning Board and will provide the Agency with a copy of his application when completed. A letter also needs to be executed by Joe Ambrosio to the Planning Board stating the Agency has no problem with Brian proceeding with the application. Joe pointed out the letter in tonight’s handouts. Dave also said that Brian will need next meeting proof of the transfer of title for the Turnpike Real Estate Dept as this is necessary for compliance. Mike Baker referred to the handout of the proposed schedule the red portion showing remediation and inquired about the north ditch; Brian said that portion is in the grading section.**

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1. **Sherman Financial Group**

**Mike D’Addio announced that the item on the agenda marked 9A will be changed to 7B and the presentation on the South Amboy project would be heard.**

**Lawrence Jacobs of Wilentz Goldman & Spitzer attorney for the Sherman Financial Group addressed the agency. He handed out a brief overview listing positives of the project. He stated the property in question was the Amboy Aggregates property where they are looking to construct 750 residential units. The project will be done in several phases 300-400 units within the next 3-4 years. The main issue is the sewer capacity and they are hoping for an agreement with Sayreville/MCUA for the purchase of sewer capacity to accommodate the project. Mr. Jacobs stated at present they have $3.4 million in a trust account which if approved will be paid to the borough by year end.**

**He addressed the benefits to Sayreville stating that the units will be residential 1-2 bedroom units with public amenities along the waterfront, the project will be 20-30 years in the making, there will be no commercial/retail uses only possibly a restaurant. Brian O’Neill has resources in both the Sayreville project and the pending South Amboy project which will compliment each other. Dave stated that the sewer capacity is there and the agency needs to make sure the Mayor and Council is aware of this. The real concern should be if the SERA Agency has any concerns. Tom Pollando stated that this needs approval by the end of the year and asked that Dave and Art discuss it at Monday night’s meeting**

**Resolution to go into Private Executive Session**

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

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**Back in Open Session:**

**New Business**

**Resolution Approving the 2015 Budget of the Sayreville Economic and Redevelopment Agency.**

**Motion to approve resolution. Mr. Pollando made motion, Mr. Grobelny seconded. Roll call:**

**Yes: Mr. D’Addio, Mr. Newton, Mr. Travisano, Mr. Pollando, Mr. Grobelny, Councilman McGill, Councilman Rittenhouse**

**Commissioners Comments**

**None**

**Public Portion**

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

**Mr. Daddio asked for motion to close public portion. Mr. Pollando made motion to close public portion, Mr. Grobelny seconded, motion carried.**

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

**Respectfully submitted,**

**Joan M. Kemble**