SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JANUARY 8, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, John O'Connell, William Schwarick

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.

Please Note: Councilwoman Dato was sworn in as an Agency Commissioner prior to this meeting replacing Councilman Michael Gross.

A Motion to approve the bill list for this meeting (*Item nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by William Schwarick.
John O'Connell seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes;
Schwarick – yes

A Motion to approve the November 7, 2013 Agency Meeting Minutes (*Agenda Item No. 12.B.*) was made by William Schwarick.
The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato – abstain; Meszaros – yes; O'Connell – abstain;
Schwarick – yes

Craig Coughlin, Esq., Agency General Counsel, distributed a Resolution authorizing execution of an Interim Cost Agreement with Raritan Bay Holdings, LLC (*Agency Item No. 12.A.*) and explained that Raritan Bay Holdings would be the development entity for the Macco property (i.e., located at the intersection of Main Street and North Broadway). Mr. Coughlin further explained that a meeting has taken place with the representative of Macco property (i.e., Dan Zack) and there has been a request that the Interim Cost Agreement be executed in order for the project to move forward. Craig Coughlin stated that it [Interim Cost Agreement] is a standard Interim Cost Agreement. John O'Connell inquired as to what the project would consist of and Craig Coughlin, along with Eric Chubenko, explained that it [the project] would contain residential – a mix of town homes and condominiums. Eric further explained that the developer has not yet determined how much of the project would be rental and/or for sale housing.

William Schwarick made a Motion to adopt the aforementioned Interim Cost Agreement Resolution.

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

Eric Chubenko provided the following updates concerning ongoing redevelopment projects:

- On January 3rd, Eric, along with Camille Tooker, Mayor Henry and representatives of DOT, participated in a conference call concerning the ferry terminal. There is "definite progress" concerning the project as DOT has been negotiating with actively with NRG for access on site. DOT has suggested that the Agency move forward with securing a temporary ferry operator, as well as a permanent ferry operator in order to disrupt ferry service. DOT is also in the process of preparing the basic language for a Memorandum of Agreement with the City.

- The representative for the Fasano property has been keeping in touch with the Agency and advised that work has begun on the design for the site.

- Eric has been keeping in touch with Woodmont (i.e., Venetian Healthcare project) in an effort to finalize the timeline of the project. A potential meeting will take place in approximately two (2) weeks concerning the timeline for the project.

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately ten (10) minutes for the purpose of discussing contract matters.

A Motion to enter into Executive [closed] Session was made by William Schwarick.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros requested comments/questions from the public and, hearing none, closed the public portion of the meeting. Upon requesting comments from Commissioners, Vice Chairman Block stated that it was good to have Councilwoman Dato return to the Agency and everyone was in agreement.

Chairman Meszaros asked for a Motion to adjourn the meeting.

William Schwarick made a Motion to adjourn the meeting.
The Motion was seconded by John O'Connell.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

January 8, 2014
6:30 p.m.

140 North Broadway — South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 01/08/14 – SARA Accounts

      2. Bill List payable 01/08/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Resolution Approving an Interim Cost Agreement with Raritan Bay Holdings, LLC

    B. Approval of November 7, 2013 Agency Meeting Minutes

13. Project updates:

    A. Ferry Terminal

    B. Fasano Property

    C. Woodmont

    D. Parcel A

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE FEBRUARY 6, 2014 MEETING

Public Session

Vice Chairman Benjamin Block called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. Vice Chairman Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Item no. 7.B.1. contained in the Agenda annexed hereto*) was made by William Schwarick.
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

William Schwarick made a Motion to adopt the FY 2013-14 Agency Budget Resolution (*Agenda Item No. 12.A.*).
The Motion was seconded by Councilwoman Dato.

ROLL CALL: Block – yes; Dato – yes; Schwarick – yes; Tooker – yes

A Motion to approve the December 5, 2013 Agency Meeting Minutes (*Agenda Item No. 12.B.*) was made by Benjamin Block.
Benjamin Block also seconded to Motion.

ROLL CALL: Block – yes; Dato – abstain; Schwarick – abstain; Tooker – abstain

Vice Chairman Block read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately twenty (20) minutes for the purpose of discussing contract negotiations/matters.

A Motion to enter into Executive [closed] Session was made by William Schwarick.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

With no public in attendance, William Schwarick made a Motion to adjourn the meeting. The Motion was seconded by Camille Tooker

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

February 6, 2014
6:30 p.m.

140 North Broadway — South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 02/06/14 – SARA Accounts

      2. Bill List payable 02/06/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Resolution Adopting Agency Budget (*Resolution to be provided at meeting*)

    B. Approval of December 5, 2013 Agency Meeting Minutes

13. Project updates:

    A. Ferry Terminal

    B. Fasano Property

    C. Woodmont

    D. Parcel A

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MARCH 6, 2014 MEETING

Public Session

Vice Chairman Benjamin Block called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. Vice Chairman Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, John F. O'Connell, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

John O'Connell made a Motion to approve the January 8, 2014 Agency Meeting Minutes (*Agenda Item No. 12.C.*).
The Motion was seconded by Councilwoman Dato.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – abstain

Councilwoman Dato made a Motion to approve the February 6, 2014 Agency Meeting Minutes (*Agency Item No. 12.D.*).
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; O'Connell – abstain; Tooker – yes

A Motion to adopt the Resolution Certifying the 2014 FY Agency Audit (*Agenda Item No. 12.A.*) was made by John O'Connell.
Councilwoman Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – yes

A Motion to approve the bill list for this meeting (*Item no. 7.B.1. contained in the Agenda annexed hereto*) was made by John O'Connell.
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – yes

Stephen A. Santola, Executive Vice President and General Counsel for Woodmont Properties, distributed copies of a booklet prepared by Woodmont entitled "South Amboy Transit Village" which included various Woodmont redevelopment projects, the approved 2012 townhome site plan for South Amboy, the proposed site plan for the South Amboy Transit Village, architectural renderings of the 2012 approved townhomes, architectural renderings of the proposed luxury rental apartment, home specifications, proposed rental home floor plans, listing of advantages of proposed transit village and demographics concerning who resides in luxury apartments.

Mr. Santola provided the following information in conjunction with the Woodmont presentation:

- A brief history concerning the remediation already conducted on the site, including the fact that Woodmont "has probably about five million dollars in the ground out there right now."

- Original approval was for 126 townhomes however, when Woodmont included the healthcare facility, the project was reduced to 86 townhomes to provide space for the healthcare building. The current proposal now consists of returning to 126 units (rental) in a transit village style (i.e., no three bedroom units – all will be two bedroom units or, in some cases, one bedroom units due to the need for office leasing space).

- The site plan originally approved in 2012 is essentially the same as the new proposal. Mr. Santola stated "You will see that those line up identically."

- Woodmont is willing to discuss what the architectural elevations should look like and Woodmont is excited to "do something really nice here."

- Luxury units include nine (9) foot ceilings, granite countertops, stainless appliances, walk-in closets, stall showers, direct garage access and all Woodmont projects are pet friendly. There will be a dog run on the site and clean up stations.

- Every unit consists of an upstairs and downstairs.

- It is Woodmont's belief that "probably half" of the residents will commute to the City or somewhere by train, but some will want to drive to the ferry and some will simply drive to work.

- Woodmont is "definitely" marketing to the transit oriented person and not marketing to families – there will be no three-bedroom units, no playgrounds and no onsite swimming pool.

- There will be a leasing center and during the day there will be three Woodmont Management employees in the community and one employee who will live onsite.

- The project will "incubate the area with younger folks" who will possibly want to buy property in South Amboy or the surrounding communities.

- Based upon past projects and the fact that the project consists of two bedroom units, Woodmont feels that the transit village will average one student (i.e., school age child) per every fifteen (15) units.

- The design calls for two stories in the front (i.e., view from the street) and three stories in the rear. The design will "seem like a typical home in South Amboy."

- Woodmont ". . . will market to, and have many, younger folks. The type of folks who don't cook and don't do a lot for themselves . . .." Residents of the transit village will be taking advantage of the downtown area.

- The average rent at the outset [per unit] will be about $1,850.00 to $1,900.00 with rent growth anywhere between 2% and 3% per year.

- Projection calls for a one-year build out.

- Woodmont Construction is the general contractor for all projects and Woodmont Management handles the managing of all properties with a "24/7 maintenance person".

- No determination has been made to date concerning an actual sales model or the use of a unit belonging to a resident (i.e., someone who will receive a rebate on rent in exchange for the use of their unit).

- The units are updated periodically (e.g., painting, etc.) and Woodmont has a full time decorator who travels to all of the Woodmont communities and makes recommendations.

Benjamin Block asked if the rent is inclusive or exclusive of utilities and Stephen Santola stated that the rent is "exclusive of utilities" - containing separate meters for each unit with a community-wide cable provider that tenants may take advantage of and the rate would be included in the lease agreement.

Councilwoman Dato inquired as to what happens if Woodmont can't get the rental rate that they [Woodmont] are looking for and/or doesn't get the reaction that Woodmont is expecting. Mr. Santola said that "first of all they [Woodmont] will hold out for awhile" because if Woodmont "starts to rent at $1,650.00 then that becomes the market and it becomes a little harder." What Woodmont typically does, Stephen Santola explained, is that they [Woodmont] will make concessions (e.g., offer $250.00 to cover moving expenses and/or offer a free month of rent with a thirteen (13) month lease). Alternatively, as an incentive, Mr. Santola explained that they could have a fifty-five inch television mounted on the wall already plugged in, give it to the tenant and the tenant can keep it when they move out ". . . because it is cheaper than a months rent." Stephen Santola also mentioned giving away a free bicycle upon the signing of a lease agreement.

Stephen Santola explained that "This is not a killer return" for Woodmont and that "This is a long-term investment where the first few years we'll [Woodmont] recapture some of our [Woodmont] investment and then over time we'll [Woodmont] will make some money."

Benjamin Block, along with Councilwoman Dato, asked if Woodmont feels confident about the lending for this project and Mr. Santola said that he [Santola] could provide letters from investors and banks.

Stephen Santola thanked the Agency Commissioners and professionals for their time and interest in the project and departed the meeting.

Eric Chubenko stated that feedback from the Planning Board is essential prior to moving forward with the project and added that Woodmont is one of the few developers who have actually done what they [Woodmont] said they would do. Mr. Chubenko said that an informal meeting with the Planning Board would be advantageous at this point.

John O'Connell explained that he [O'Connell] is concerned about the unit count and/or density and would like to have the opportunity to review the Redevelopment Plan prior to making a decision concerning the project.

Eric Chubenko stated that another meeting has taken place with regard to the O'Neill Group project and he [Chubenko] was advised that O'Neill has made a two million dollar deposit on the Amboy Aggregate contract and it must close no later than December 31, 2014. Camille Tooker stated for the record that, just because a discussion has taken place concerning the O'Neill Group, "We still don't trust them."

Please note that the Agency took a brief recess at this point of the meeting.

Vice Chairman Block read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately fifteen (15) minutes for the purpose of discussing potential and pending litigation matters.

A Motion to enter into Executive [closed] Session was made by John O'Connell.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Vice Chairman Block requested comments/questions from the public and, with no public in attendance, closed the public portion of the meeting. With no questions/comments from Commissioners, Vice Chairman Block requested a Motion to adjourn this meeting.

A Motion to adjourn this meeting was made by Camille Tooker.
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

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MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

March 6, 2014

6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 03/06/14 – SARA Accounts

      2. Bill List payable 03/06/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Resolution Certifying 2014 Agency Audit (*Resolution to be provided at meeting*)

    B. Woodmont Presentation

    C. Approval of January 8, 2014 Meeting Minutes

    D. Approval of February 6, 2014 Meeting Minutes

13. Project updates:

    A. Woodmont

    B. O'Neill Group (AWAA)

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE APRIL 3, 2014 MEETING

Public Session

Commissioner Camille Tooker, Acting Chairperson, called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. Vice Chairman Block certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block*, Councilwoman Zusette Dato, John F. O'Connell, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

* *Vice-Chairman Benjamin Block participated in the meeting via telephone conference.*

Councilwoman Zusette Dato made a Motion to approve the bill lists for this meeting. (*Item Nos. 7.B.1. and 2. contained in the Agenda annexed hereto.*)
The Motion was seconded by John O'Connell.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – yes

A Motion to approve the March 6, 2014 Agency Meeting Minutes (*Agenda Item No. 12.B.*) was made by Councilwoman Dato.
John O'Connell seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – yes

Craig Coughlin, Esq., Agency General Counsel, distributed a Resolution Approving an Interim Costs Agreement with Manhattan Beach Club Redevelopment, LLC (*Item No. 12.A. contained in the Agenda)* and, after a brief discussion by the Commissioners concerning the Resolution and Interim Costs Agreement, it was determined that changes to the Agreement were necessary. Commission O'Connell provided the following Addendum language to Section 1. (at page 2) of the Resolution:

> "Any additions, deletions or modifications deemed by the Executive Director with advice of counsel could be substantially different from the same form on file with the Executive Director shall require additional ratification by the SARA Commissioners."

Commissioner Tooker expressed concern with regard to Section 1.a. (at page 3) of the Interim Costs Agreement) which states: ". . . Manhattan Beach Club Redevelopment, LLC shall deposit an additional Seventy-Five Thousand Dollars ($75,000.00) which when added to the original

Twenty-Five Thousand Dollars ($25,000.00) already deposited shall establish the amount of the escrow as One Hundred Thousand Dollars ($100,000.00) . . .." Commissioner Tooker explained that, while the Interim Costs Agreement refers to a **prior escrow account** (i.e., $25,000.00) and depositing an additional $75,000.00 will bring the escrow account to $100,000.00, for housekeeping reasons, the name of the prior escrow account entity should be named/contained in the Agreement. Executive Director Eric Chubenko stated that the original $25,000.00 would be transferred into the Manhattan Beach Club Redevelopment, LLC escrow account. Camille Tooker stressed that she [Tooker] wants to make sure that there will be no issue on a go-forward basis because there is no reference concerning which entity established the original escrow account. Craig Coughlin, along with Eric Chubenko, agreed that it should be clarified that Manhattan Beach Club Redevelopment did not fund the original escrow account and that the successor of the project (i.e., AWAA) funded the $25,000.00 escrow account.

Councilwoman Dato made a Motion to adopt the Resolution Approving an Interim Costs Agreement with Manhattan Beach Club Redevelopment, LLC as amended with the aforementioned modifications.
The Motion was seconded by Commissioner O'Connell.

ROLL CALL: Block – yes; Dato – yes; O'Connell – yes; Tooker – yes

Commissioner Tooker requested comments/questions from the public and, with no public in attendance, closed the public portion of the meeting. With no questions/comments from Commissioners, Commissioner Tooker requested a Motion to adjourn this meeting.

A Motion to adjourn this meeting was made by John O'Connell.
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

April 3, 2014
6:30 p.m.

140 North Broadway — South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013,** provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 04/03/14 – SARA Accounts

      2. Bill List payable 04/03/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Resolution Approving Interim Cost Agreement with O'Neill Group (*to be distributed at meeting*)

    B. Approval of March 6, 2014 Meeting Minutes

13. Project updates:

    A. Parcel A

    B. Ferry Terminal

    C. Woodmont

    D. Fasano Property

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 1, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, John F. O'Connell, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Items nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by Councilwoman Dato.
Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Tooker – yes

Camille Tooker made a Motion to approve the April 3, 2014 Agency Meeting Minutes (*Agenda Item No. 12.A.*).
The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato – yes; Meszaros – abstain; O'Connell – yes; Tooker – yes

Craig Coughlin, along with Eric Chubenko, explained to the Agency Commissioners about a miscommunication that had taken place with regard to the Woodmont Project, which was presented to the Agency at the March 6, 2014 meeting by Stephen A. Santola, Executive Vice President and General Counsel for Woodmont Properties (i.e., property owners were noticed/notified that the proposed project would be before the Planning Board for approval). Mr. Chubenko further explained that, since the question remains as to whether the proposed project would be a permitted use in the City, Woodmont should not have moved forward with its' [Woodmont] application. Upon contacting Stephen Santola, Eric Chubenko was advised that the notifications to the property owners was, indeed, a "miscommunication" and that the notifications should never have been forwarded to the property owners. Mr. Santola explained to Eric Chubenko that he [Santola] had been away on vacation and was not aware that "all of this was going to occur". Mr. Santola apologized for the miscommunication. Eric Chubenko assured the Agency Commissioners that the proposed Woodmont project application has not been entertained by the Planning Board and will not go forward until the project is deemed a permitted use.

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately thirty (30) minutes for the purpose of discussing contract matters and contract negotiations.

A Motion to enter into Executive [closed] Session was made by John O'Connell.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros opened the meeting to the public.

Former Mayor O'Leary asked if the Redevelopment Agreement had been changed or modified in any way during the course of the past few years and Eric Chubenko explained that it has been modified for the Venetian project. Mayor O'Leary then inquired as to the modification and Eric Chubenko stated that it was the same product with less unit count. Mayor O'Leary advised the Agency Commissioners and professionals that he [O'Leary] had received a notice at his [O'Leary] home that Woodmont Properties wants to build three (3) – three story apartment buildings containing one hundred and twenty-six (126) units and he [O'Leary] wanted to know if the Agency had negotiated that project in a modified redevelopment plan. Eric Chubenko stated that the Agency had not modified the redevelopment plan for the Woodmont project. Furthermore, Mayor O'Leary wanted to know why the project was going to the Planning Board for project approval. Eric Chubenko explained that the project was not going before the Planning Board for project approval and that any appearance by Woodmont would be for an "informal hearing" on their [Woodmont] project. Mayor O'Leary stated that the project was approved for townhomes and single-family units – not apartments. Commissioner Tooker stated that the Planning Board notices were sent in error. Mayor O'Leary added that, as a resident, he [O'Leary] is concerned about, not only the proposed project, the approval process.

Chairman Meszaros requested a Motion to adjourn this meeting.
John O'Connell made a Motion to adjourn.
Camille Tooker seconded the Motion.
Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

May 1, 2014

6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 05/01/14 – SARA Accounts

      2. Bill List payable 05/01/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Approval of April 3, 2014 Meeting Minutes

13. Project updates:

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 5, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Councilwoman Zusette Dato, Kevin Meszaros, John F. O'Connell, William Schwarick

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

A Motion to approve the bill list for this meeting (*Items nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by William Schwarick.
Councilwoman Dato seconded the Motion.

ROLL CALL: Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

After a brief explanation provided by Eric Chubenko, Agency Executive Director, concerning the Agency 2015 Budget Resolutions and stating that there appears to be no significant changes, William Schwarick made a Motion to adopt the 2015 Authority Budget Resolution (*Agenda item no. 12.B.*).
The Motion was seconded by Councilwoman Dato.

ROLL CALL: Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

A Motion to adopt the 2015 Temporary Budget Resolution was made by William Schwarick (*Agenda item no. 12.C.*).
Councilwoman Dato seconded the Motion.

ROLL CALL: Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

William Schwarick made a Motion to adopt the Resolution approving the 2015 Authority Budget (a/k/a Late Budget Introduction – *Agenda item no. 12.D.*).
The Motion was seconded by Councilwoman Dato.

ROLL CALL: Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

With regard to the proposed Woodmont Project, Eric Chubenko informed the Agency Commissioners that everything has been put on hold for the time being while issues concerning the project continue to be worked out.

Chairman Meszaros requested comments/questions from Commissioners and, hearing none, opened the meeting to the public. With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested a Motion to adjourn this meeting.

A Motion to adjourn this meeting was made by William Schwarick.
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

June 5, 2014

6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

> The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 06/05/14 – SARA Accounts

      2. Bill List payable 06/05/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Redevelopment Agency Authority Budget FY July 1, 2014 to June 30, 2015

    B. 2015 Authority Budget Resolution

    C. 2015 Temporary Budget Resolution

    D. Resolution Approving 2015 Authority Budget

13. Project updates:

14. Discussion:

    A. Agency Professionals RFP

    B. Agency Reorganization

15. Executive Session

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JULY 10, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

Please note: John O'Connell, who was unable to attend this meeting, requested that he be contacted via teleconference in order to participate in the meeting. After two unsuccessful attempts to communicate with voicemail messages provided, the meeting proceeded.

William Schwarick made a Motion to approve the bill lists. (*Please refer to item nos. 7.A. and B. contained in the Agenda annexed hereto.*)
The Motion was seconded by Camille Tooker

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Eric Chubenko advised that the Agency has been working through the Broadway Façade Program (i.e., Mini Grant Program) since there appears to be some money left over from the initial Program to address smaller projects, which business owners have been inquiring about.

William Schwarick asked Eric Chubenko if there has been any movement concerning the Wische property and Eric explained that, although the Agency had dealt directly with the owners of the property, there remains no progress. Camille Tooker advised that the owners of the property have been speaking with two separate developers and [the owners] are interested in selling the property. William Schwarick suggested that the property would be a good site for solar panel placement in that solar panels would eliminate the eyesore which currently exists, as well as capping an environmental problem, and could possible generate revenue for the City.

Camille Tooker made a Motion to approve the May 1, 2014 Agency meeting minutes.
Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – abstain; Tooker – yes

Craig Coughlin, Agency General Counsel, requested nominations for Agency Chairperson for the term of July 1, 2014 through June 30, 2015. Camille Tooker nominated Kevin Meszaros. Craig Coughlin requested additional nominations and, hearing none, asked for a Motion to close the nominations for Chairperson. William Schwarick made the Motion and Camille Tooker seconded the Motion.

A Motion to appoint Kevin Meszaros in the capacity of Agency Chairman was made by William Schwarick.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Chairman Meszaros requested nominations for Agency Vice-Chairperson for the term of July 1, 2014 through June 30, 2015. William Schwarick nominated Benjamin Block. Chairman Meszaros requested additional nominations and, hearing none, asked for a Motion to close the nominations for Vice-Chairperson. Councilwoman Dato made the Motion and Kevin Meszaros seconded the Motion.

A Motion to appoint Benjamin Block to serve as Vice-Chairman was made by Zusette Dato.
Kevin Meszaros seconded the Motion.

Vice Vote taken: all in favor

Craig Coughlin advised that the following Agency Reorganization Resolutions could be approved/adopted by consent: Designation of Official Agency Bank; Designation of Official Newspapers; Authorizing Agency Salaries; Approving Qualified Respondants to Perform Architectural Services; Approving Qualified Respondants to Perform Valuation and Consulting Services; Awarding Professional Auditing Services Contract; Approving Qualified Respondants to Perform Engineering Special Services; Approving Qualified Respondants to Perform Engineering Services; Approving Qualified Respondants to Perform Financial Advisor Services; Awarding Professional Legal Services Contract; Approving Qualified Respondants to Perform Planning Services, and Approving Qualified Respondants to Perform Special Legal Counsel Services. Chairman Meszaros read the aforementioned Resolutions by title and/or respondants. (*Agenda item nos. 12.A.3. through 14. were provided to the Agency Commissioners for review prior to this meeting.*)

William Schwarick made a Motion to adopt the aforementioned Agency Resolutions.
The Motion was Seconded by Camille Tooker.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Schwarick – yes; Tooker – yes

Councilwoman Dato requested that, if at all possible, the meeting material be forwarded to the Commissioners the weekend prior to any meeting in order to afford the Commissioners adequate time for review of the information. Craig Coughlin, along with Eric Chubenko, explained that, typically, every effort is made to have the material available on the Friday prior to a scheduled meeting. Councilwoman Dato stated that receiving the information over the course of the weekend would be helpful and provide time for review.

Chairman Meszaros requested comments/questions from Commissioners and, hearing none, opened the meeting to the public. With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested a Motion to adjourn this meeting.

A Motion to adjourn this meeting was made by William Schwarick.
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

July 10, 2014

6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013,** provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 07/10/14 – SARA Accounts

      2. Bill List payable 07/10/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Reorganization:

        1. Chairman Appointment
        2. Vice-Chairman Appointment
        3. Designating Official Bank
        4. Designating Official Newspapers
        5. Authorizing Salaries for the Agency
        6. Approving Qualified Respondants to Perform Architectural Services
        7. Approving Qualified Respondants to Perform Valuation and Consulting Services
        8. Awarding Professional Auditing Services Contract
        9. Approving Qualified Respondants to Perform Engineering Special Services
        10. Approving Qualified Respondants to Perform Engineering Services
        11. Approving Qualified Respondants to Perform Financial Advisor Services
        12. Awarding Professional Legal Services Contract
        13. Approving Qualified Respondants to Perform Planning Services
        14. Approving Qualified Respondants to Perform Special legal Counsel Services

    B. Approval of May 1, 2014 Agency Meeting Minutes

13. Project updates:

14. Discussion:

15. Executive Session

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE SEPTEMBER 4, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, John O'Connell, William Schwarick

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry

Craig Coughlin explained that all of the fees which were due and payable by the developer of Parcel A have been collected and Mr. Coughlin forwarded a letter to that entity acknowledging receipt of those payments. (*Agenda item no. 5.A.*)

A Motion to approve the bill lists for this meeting (*Item nos. 7.A. and B. contained in the Agenda annexed hereto*) was made by Councilwoman Dato.
William Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

Craig Coughlin provided an explanation concerning the Agency Resolution Authorizing Execution of Professional Service Agreements for Planning and Financial Advisor Services between the Agency and Acacia Financial Group, Inc. and Beacon Planning & Consulting Services, LLC in connection with the proposed Manhattan Beach Club project. (*Agenda item no. 12.B.*) John O'Connell requested that an additional clause be added to the Resolution stating that the firm qualified through an RFQ process. William Schwarick made a Motion to adopt the Resolution as amended. Councilwoman Dato seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

A Motion to approve the 2015 Adopted Budget Resolution (*Agenda item no. 12.A.*) was made by William Schwarick.
The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

Councilwoman Dato made a Motion to approve the June 5, 2014 Agency Meeting Minutes. (*Agenda item no. 12.C.*)
The Motion was seconded by John O'Connell.

ROLL CALL: Block – abstain; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes

Before entertaining a Motion to adjourn to Executive [closed] Session, Chairman Meszaros asked a gentleman who had been in attendance at this meeting if there were any questions which the Agency could address for him at this time. Hulus Alpay, who resides at 29-30 Lighthouse Drive, stated that he [Alpay] simply wanted to observe the meeting in order to gain some information regarding the City.

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately thirty (30) minutes for the purpose of discussing contract matters and contract matters.

A Motion to enter into Executive [closed] Session was made by William Schwarick.
John O'Connell seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros requested comments/questions from Commissioners and, hearing none, opened the meeting to the public. With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested a Motion to adjourn this meeting.

A Motion to adjourn this meeting was made by William Schwarick.
Councilwoman Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

September 4, 2014
6:30 p.m.

140 North Broadway — South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

> The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

   A. Correspondence from Craig J. Coughlin, Esq. to Parcel A Redeveloper

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 09/04/14 – SARA Accounts

      2. Bill List payable 09/04/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. 2015 Adopted Budget Resolution

    B. Financial Service and Planning Agreement *with related documents*

    C. Approval of June 5, 2014 Agency Meeting Minutes

13. Project updates:

    A. O'Neill

14. Discussion:

15. Executive Session

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE OCTOBER 2, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Kevin Meszaros, John O'Connell, William Schwarick; Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry
Joseph P. Baumann, Esq, Special Counsel

Eric Chubenko added two (2) items to the bill lists which had been prepared for this meeting prior to receipt of the following invoices:

- An invoice from the NJDEP in the amount of $5,180.00. It was not known at the time of the meeting whether this invoice will ultimately be paid from the Agency's HDSRF [Hazardous Discharge Site Remediation Fund].

- Invoice from McManimon, Scotland & Baumann, Agency Special Counsel, in the amount of $14,508.76 for work performed in connection with the O'Neill proposed project which will be paid from the O'Neill escrow account.

A Motion to approve the bill lists as amended (*Item nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by William Schwarick.
Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes; Tooker – yes

William Schwarick made a Motion to approve the July 10, 2014 Agency Meeting Minutes (*Agenda item no. 12.A.*).
The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes; Meszaros – yes; O'Connell – abstain; Schwarick – yes; Tooker – yes

A Motion to approve the September 4, 2014 Agency Meeting Minutes (*Agenda item no. 12.B.)* was made by William Schwarick.
Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Meszaros – yes; O'Connell – abstain; Schwarick – yes; Tooker – abstain

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately twenty (20) minutes for the purpose of discussing contract matters.

A Motion to enter into Executive [closed] Session was made by John O'Connell.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Eric Chubenko provided an update concerning the Wische property [located on Rosewell Street]. Eric explained that a report has been prepared which details what can or cannot be done with the property. The owners of the property have been in contact with two (2) potential developers – with one developer proposing a residential project. Eric further advised that the report is currently in draft form and, upon receipt of the final report, he [Chubenko] will furnish the report to anyone who might be interested in reviewing it. It was also noted that the Wische property is not located in a redevelopment area.

Eric Chubenko advised the Commissioners that the Venetian project is ninety-nine (99%) percent complete, however, there are still some issues that need to be addressed. Craig Coughlin explained that there is an issue with a fire hydrant, which will be addressed by Middlesex County Water. Also, there is a concern with the exhaust system in the kitchen area, which has already been installed (i.e., the system cannot be tested by the City fire official and code official due to information necessary with regard to what is needed in terms of volume in order to make the system work), explained Craig Coughlin. Although the information has been requested from the manufacturer, to date, it has not been received. It is a significant issue, stated Coughlin. Camille Tooker further explained that the builder/developer did not install the system that was approved but, rather, installed a different system. Another issue with the project, explained Craig Coughlin, is a "huge generator" situated behind the building which blocks the egress of a fire truck. Meetings are ongoing between the Agency professionals and the developer in order to rectify the aforementioned issues.

Craig Coughlin advised that the developer of the Parcel A project (i.e., deed ownership town homes) is getting closer to commence the project.

Chairman Meszaros requested comments/questions from Commissioners and William Schwarick asked if there was any new information concerning the ferry. Mayor Henry, along with Camille Tooker, explained that, after multiple e-mails and telephone calls, they [Henry and Tooker] are hopeful that positive news concerning the project will be received next week and the bid process can proceed.

With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested a Motion to adjourn this meeting.

A Motion to adjourn the meeting was made by Benjamin Block.
William Schwarick seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

October 2, 2014

6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

> The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 10/02/14 – SARA Accounts

      2. Bill List payable 10/02/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Approval of July 10, 2014 Agency Meeting Minutes

    B. Approval of September 4, 2014 Agency Meeting Minutes

13. Project updates:

    A. O'Neill

    B. Parcel A

14. Discussion:

15. Executive Session

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE NOVEMBER 6, 2014 MEETING

Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, John O'Connell, William Schwarick; Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq.
Mayor Fred Henry
Joseph P. Baumann, Esq., Special Counsel

Eric Chubenko, Executive Director, explained that an invoice submitted by McManimon, Scotland & Baumann, Agency Special Counsel, had been added to the escrow bill list for this meeting for services rendered in connection with the Manhattan Beach Club Street proposed project (i.e., Inv. #130608 - $11,846.44). Mr. Chubenko further explained that the invoice had inadvertently been omitted from the escrow bill list.

Upon reviewing the bill list for this meeting, Camille Tooker asked if the Agency has a lease in place for the rental of the Redevelopment office and Eric Chubenko stated that the rental is on a month-to-month basis.

A Motion to approve both the bill list and escrow bill list for this meeting was made by Camille Tooker. (*Agenda item nos. 7.A. and B. contained in the Agenda annexed hereto.*)
William Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes; Tooker – yes

William Schwarick made a Motion to approve the October 2, 2014 Agency Meeting Minutes. (*Agenda item no. 12.B.*)
The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes; Dato – abstain; Meszaros – yes; O'Connell – yes; Schwarick – yes; Tooker – yes

With regard to the Resolution and Addendum to the Lease with the YMCA (*Agenda item no. 12.A.*), Eric Chubenko explained that with the senior citizens vacating the space previously occupied by them in the YMCA building there have been several meetings with representatives of the YMCA who have expressed an interest in acquiring the additional space. The terms for obtaining the space would be $3,000.00 per month [$36,000.00 yearly], funding for the long awaited plaque to be situated in the lobby area and one (1) complimentary session per program (e.g., yoga, zumba, aerobics, etc.) which would be on a first-come first-serve basis for residents, Mr. Chubenko explained. Councilwoman Dato stated that the YMCA representatives are very excited and eager in acquiring the additional space.

William Schwarick made a Motion to approve the Resolution and Addendum to Lease Agreement with the YMCA (*Agenda item no. 12.A.*) based upon the aforementioned criteria. The Motion was seconded by Councilwoman Dato.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes; Schwarick – yes; Tooker – yes

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately sixty (60) minutes for the purpose of discussing contract matters.

A Motion to enter into Executive [closed] Session was made by William Schwarick.
John O'Connell seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Mayor Henry and Camille Tooker advised that meetings concerning the ferry project are ongoing and the project is moving forward. Camille Tooker stated that she and Mayor Henry would be attending a meeting in Trenton in an effort to come to any agreement as to how the project will move forward from this point. A cost projection concerning the final phase of the project (i.e., terminal, parking lot and breakwater) is needed, explained Ms. Tooker.

With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested comments/questions from the Commissioners. Hearing none, Chairman Meszaros requested a Motion to adjourn this meeting.

A Motion to adjourn the meeting was made by Benjamin Block.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

_____

MADELINE B. PIRRO

SOUTH AMBOY REDEVELOPMENT AGENCY

November 6, 2014
6:30 p.m.

140 North Broadway South Amboy, N.J.

1. Call to Order by Chairperson

2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

   The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 27, 2013**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 28, 2013.

3. Salute to the Flag and Prayer

4. ROLL CALL:

B. BLOCK	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
J. F. O'CONNELL	_____	* General Counsel	
W. SCHWARICK	_____		
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

   A. Professional Appointments/Agency Resolutions:

   B. Payment of Invoices:
   (*Bill lists to be distributed at meeting.*)

      1. Bill List payable 11/06/14 – SARA Accounts

      2. Bill List payable 11/06/14 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:

    A. Resolution and Addendum to Lease with YMCA (pending finalization)

    B. Approval of October 2, 2014 Agency Meeting Minutes

13. Project updates:

14. Executive Session

15. General Comments by Commissioners:

16. General Comments by Public:

17. Adjournment