

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE FEBRUARY 4, 2016 MEETING

Public Session

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

ROLL CALL: Kevin Meszaros, Benjamin Block, Zusette Dato, Tony Gonsalves, Camille Tooker

ABSENT: John O'Connell

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

Chairman Meszaros opened the meeting by introducing the bill list and escrow bill list (*Agenda Item no. 7.B.1, 2.*)

Eric Chubenko said that this was a standard list consisting of legal, rent and auditors for budget preparation. The last five items are Licensed Site Remediation Professional invoices that the State of NJ requires every year.

He further stated that the escrows are all invoices for the Manhattan Beach Club which are contingent upon receipt of funds. The Sherman Group notified SARA that funds would be wired within the next two days to replenish the account and take care of the current invoices.

Camille Tooker made a Motion to approve the Bill List and Escrow Bill List as presented. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Gonsalves – yes, Meszaros – yes, Tooker – yes

Chairman Meszaros introduced the Minutes from the November 5, 2015 meeting (*Agenda Item no. 12.A.*)

Benjamin Block made a recommendation to modify page one of the minutes in the fourth line of the paragraph regarding NRG to read, "...the City was awarded two acres. We had to delineate what the actual metes and bounds were for those two acres."

Benjamin Block made a Motion to amend the Minutes as recommended. The Motion was seconded by Tony Gonsalves

ROLL CALL: Block – yes, Dato – yes, Gonsalves – yes, Meszaros – yes, Tooker – yes

Benjamin Block made a Motion to adopt the Minutes as amended. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Dato – yes, Gonsalves – yes, Meszaros – yes, Tooker – yes

Eric Chubenko then introduced the Broadway/Main Street Façade Program and the Mini Grant Program (*Agenda Item no. 14.A.*)

Efforts are underway to get one or two approved outstanding projects completed, determine the remaining balance and encourage businesses on Broadway to apply for those funds for signage, storefronts, etc. Craig Coughlin has been working on updating the applications and program guidelines.

Eric Chubenko then asked the Commissioners if they had any questions about any other projects.

Benjamin Block asked for an update on Woodmont. Eric said that they met that afternoon and Woodmont presented much improved façade elevations. At this point the planning board planner has agreed that the proposed units meet the redevelopment plan. We want to make sure that the architectural aspects of the buildings portray a premium product. They have to go back to the planning board for an amended site plan. That would be the final step so they can get started.

Camille Tooker said that the City currently is in the RFQ process for the remediation of the area that will be utilized to build the final portion of the road for the Ferry Terminal and parking. We are at the final stage and should have an LSRP to handle the remediation appointed very shortly. Once that is done we can go out for the construction portion of the road – carting away the bad dirt – once that is done in about six months then they’ll go out with the RFP for Ferry Operator and we’ll also be in design phase for the terminal and parking. Everything hinges on how fast the DOT processes the materials and information the City submits to them. We just received a renewed letter of interest from the Ferry operator NY Waterway.

Chairman Meszaros opened the meeting to the public.

James Wang of 624 Highland Avenue, Little Falls, NJ was in attendance. He said he was glad he came to the meeting and that it is an exciting time for the City.

Chairman Meszaros the closed the public portion of the meeting.

A Motion to adjourn was made by Zusette Dato. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Stacey Kennedy