

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 7, 2015 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. He then certified that this meeting had been advertised as prescribed by law.

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

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

Eric Chubenko added for the record that Benjamin Block was in route to the meeting and would arrive shortly.

Mr. Chubenko then noted a basic bill list of four bills: two are to the City of South Amboy: a resolution authorizing a \$250,000 Interlocal transfer that was previously approved by resolution and reimbursement of salaries and wages as a result of an arrangement as part of our annual resolution; the other two are bills for legal and for rent. *(Please refer to item nos. 7. B., 1-2)*

Benjamin Block arrived to the meeting at this time.

Mr. Chubenko continued with the escrow bill list funded. He noted a negative balance currently and that the Agency is directing the Manhattan Beach Club to make payment to refund that escrow account. He further commented that there were adequate funds to pay the bills that are being approved at this meeting. It's the other bills that have recently been received that require additional funds.

A Motion to approve both the bill list and escrow bill list for this meeting was made by William Schwarick. Camille Tooker seconded the motion.

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

Craig Coughlin advised of three resolutions on the evening's agenda. *(Please refer to item nos. 7. A., 1-3)*

The first recognizes the resignation of Madeline Piro who is relocating and extends the agency's thanks and best wishes for more than 22 years of service. The second resolution appoints a new secretary, Stacey Kennedy, who is present at the meeting.

The last resolution recommends to the Council the study of the Route 35 Northbound redevelopment area and plan. The plan currently does not allow for residential development. Art Sefelli is an interested party and was present at the meeting. Mr. Coughlin noted that meetings have been held with Mr. Sefelli, Mayor Henry, Camille Tooker, Eric Chubenko and himself. He said that as it stands now there hasn't been any interest commercially in developing that parcel – it's certainly not as attractive or productive as it might be. So this resolution would recommend to the Council that they consider allowing an

amendment to the plan to permit the development and then go through the process of getting a full written resolution. Camille Tooker noted that the parcel in question is the old Delilah's Den property.

William Schwarick made a Motion to accept the resolutions extending thanks and best wishes to Madeline Piro and accepting Stacey Kennedy as the Agency's new secretary. Benjamin Block seconded the Motion.

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

Mayor Henry then expressed his support for appointing Stacey Kennedy and thanked Madeline Piro for her years of service.

William Schwarick requested further explanation regarding the Route 35 Northbound resolution. Eric Chubenko said that the Agency has been trying to do something with the Delilah's Den property since his first days with the Agency. About a year in a half ago there was interest from the parcel owner asking about residential development that was not permitted in the zone yet but the agency was willing to consider possibilities if they came back with something more substantial. The Agency didn't hear anything until the last few weeks when contact was made again when developers, not related to the current owners, came to the Agency to consider residential again. Unfortunately, the Agency doesn't have the ability to change the permitted use in the zone. With the new resolution, the Agency simply is making the recommendation that it be reviewed by the Council and Planning Board to see if it's something worthwhile that they would consider doing as a smart development for that parcel.

Mr. Schwarick asked what the plan is for the property. Mr. Chubenko said that the details have not been determined and Mrs. Tooker commented that the Agency is asking for the study. Mr. Chubenko further commented that the Agency is well aware of concerns regarding the lower portion of the property which would only be open for emergency personnel vehicles, fire access, etc., if anything.

Mr. Chubenko said that the Agency is looking at luxury housing for that site whether it be townhomes or condos. It will be what will fit there given topography, egress/highway/DOT, etc. issues. Residential is the only interest the Agency has had in the last five years.

John O'Connell said that procedurally all the Agency is doing is requesting a study of the area to determine if residential is feasible for the parcel. Because it's in a redevelopment area, the Agency will have a second bite at the apple once a developer comes before the agency to be declared a developer for the property and prepare a redevelopment agreement.

William Schwarick made a Motion to approve resolution recommending study of the Route 35 NB Redevelopment Area. Camille Tooker seconded the motion.

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

Mr. Chubenko then took a moment to thank the Agency's legal counsel for his efforts surrounding the proposed decommissioning of the Warner Power Station that could have had a substantial financial impact on the City.

A Motion to approve the February 5, 2015 Agency Meeting Minutes (*Agenda item no. 12. A.*) was made by William Schwarick. Camille Tooker seconded the motion.

ROLL CALL: Block – yes, Meszaros – abstain, O’Connell – yes, Schwarick – yes, Tooker – yes

A Motion to approve the March 26, 2015 Agency Meeting Minutes (*Agenda item no. 12. B.*) was made by William Schwarick. Camille Tooker seconded the motion.

ROLL CALL: Block – yes, Meszaros – abstain, O’Connell – abstain, Schwarick – yes, Tooker – yes

Camille Tooker echoed Mayor Henry’s comments regarding Stacey Kennedy and welcomed her to SARA while wishing Madeline Piro the best of luck.

William Schwarick asked if there were any updates on Woodmont or Capodaglia. Eric Chubenko said that a meeting was being scheduled with Woodmont for the following week. There also have been active negotiations with the Capodaglia property owner to finalize terms on that parcel.

Mr. Schwarick inquired about the Ferry. Eric Chubenko said that he hadn’t heard anything new. Camille Tooker said that City engineers met again with the DOT regarding the ferry. There is additional verbiage that needs to go into the RFQ so the City is waiting for that and once they get it hopefully that will be it. Mrs. Tooker further stated that Meridian also met with NJTransit with regard to the property at the corner of John Street. She was waiting for an update.

Mr. Schwarick asked Kevin Meszaros if it was possible to ask legal counsel to contact Assemblyman Wisniewski for his support with the Ferry project.

Chairman Meszaros 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 was made by William Schwarick. Camille Tooker seconded the motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Stacey Kennedy