

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 2, 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: Benjamin Block, Zusette Dato, Tony Gonsalves, Kevin Meszaros, John O'Connell, Camille Tooker

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 the bill list included legal services, rent for the offices the Agency is currently in and the prorated one month rent for October which includes utilities for the new offices. He noted there will not be rent for the new space for four months from this point. It will give the Agency time to give notice to the other landlord and to move everything out. He then said that the Agency already approved the full \$25,000 to the Media Performance Collective. The bill list reflects 1/3 of that approved amount to prepare the building.

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

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

No escrow list presented at this meeting.

Chairman Meszaros referred to the evening's Resolutions.

Eric Chubenko said that these were forwarded by Agency auditors, Lerch, Vinci & Higgins and noted that these are standard budget introduction, temporary budget and the actual budget resolutions. They are all clustered together in one package.

Eric Chubenko then said that the Shared Services Agreement (*Agenda Item no. 7.A.4.*) was being pulled from the evening's Agenda.

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Regarding The Delayed Introduction Of The 2017 Budget. (*Agenda Item no. 7.A.1.*)

Benjamin Block made a Motion to approved Resolution M6-2-16:01. The Motion was seconded by Tony Gonsalves.

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

Kevin Meszaros called for a Motion on the South Amboy Redevelopment Agency 2017 Temporary Budget Resolution. (*Agenda Item no. 7.A.2.*)

Zusette Dato made a Motion to approved Resolution M6-2-16:02. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Gonsalves – yes, Meszaros – yes, O’Connell – yes, Tooker – yes

Kevin Meszaros called for a Motion on the 2017 Authority Budget Resolution for Fiscal Year from July 1, 2016 to June 30, 2017. (*Agenda Item no. 7.A.3.*)

Tony Gonsalves made a Motion to approved Resolution M6-2-16:03. The Motion was seconded by Camille Tooker.

ROLL CALL: Meszaros – yes, Block – yes, Dato – yes, O’Connell – yes, Tooker – yes, Gonsalves – yes

The Commissioners then engaged in a discussion regarding an Access Agreement for Lot 20, Block 161.02 for James Joe One, LLC related to proposed development at 139 Rosewell Street. Eric Chubenko said that the apartment building belonging to Joseph Nitti was before the Planning Board as they were preparing to rebuild following damage from Hurricane Sandy.

Eric Chubenko then read the following correspondence from Bruce A. Jacobs, P.E, P.P., C.M.E. Director of Engineering, Gravatt Consulting Group, Inc., Forked River, N.J.:

“The referenced project is being submitted to the zoning board for site plan approval to elevate the existing apartment complex that was damaged during Superstorm Sandy. The existing parking lot does not have direct access to South Rosewell Street, but uses the driveway situate on Lot 20, Block 161.02 that is owned by SARA. The apartment complex has existed for many years and has utilized the offsite driveway for access all those years. We have been unable to find an agreement that allows for cross access onto the adjacent driveway, therefore we are requesting that SARA grant the applicant a cross access agreement to allow the apartment complex to legally use the offsite driveway.”

Eric Chubenko said that he just received the correspondence and that the Agency wants to make sure things will be done correctly. Craig Coughlin has reached out to the property owner’s attorneys. Stacey Kennedy noted that the application was scheduled to be heard before the Planning Board on June 22. Eric Chubenko said that an Agreement hopefully would be prepared for the next meeting.

Benjamin Block asked if there were any updates on Parcel A. Camille Tooker said they had an issue with the way the property description was written so when they went to change the title, there were revisions required. So the City attorneys and the property owner’s attorneys are working together to resolve the issue.

Regarding the Ferry, Camille Tooker said that she was in Trenton last week with Mark Rasimowicz and Ed Bogan. She said it was good meeting and she expects to receive the Federal Authorization number tomorrow. Once that happens she said we will be cleared to sign the contract to start Phase 3 construction. After that the design of the terminal and parking can start.

Zusette Dato commented that the SARA portion of the City of South Amboy Website has a lot of information and is up to date. She offered her compliments.

Camille Tooker mentioned that the City is in the process of updating its website using a company that specializes in municipalities. She also said that Facebook is the best way to disseminate information.

Chairman Meszaros opened the meeting to the public.

Pete Kenney asked for clarification regarding the zoning of the Arts District. Camille Tooker explained that the City didn't want to limit the Arts District to just Broadway because events could happen throughout town. The zone includes a nice piece of the central portion of the city.

Mr. Kenney then asked for an update on St. Mary's school. Camille Tooker said that the Mayor has been in contact with the Diocese and they have indicated that no decision has been made regarding that property at this point. The Diocese indicated that the new bishop likely would make that determination.

Eric Chubenko noted that the next meeting would July 7 and that there would not be a meeting in August.

A Motion to adjourn was made by Zusette Dato. The Motion was seconded by Camille Tooker.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by:

Stacey Kennedy