

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE DECEMBER 3, 2015 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, Zusette Dato, Tony Gonsalves, Camille Tooker

ABSENT: Benjamin Block, John O'Connell

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

Executive Director, Eric Chubenko mentioned receipt of an email that Commissioner O'Connell was in transit but would potentially be calling in to the meeting. Craig Coughlin was in route at the start of the meeting.

Chairman Meszaros opened the meeting by introducing a Resolution and Affidavit Certifying Annual Audit (*Agenda Item no. 7.A.1*) Eric Chubenko said that the Audit certification is an annual statement that says the Agency did have an audit completed and at minimum, everyone reviewed the findings recommendation that basically states that SARA has no findings or recommendations. If anything the Agency position has improved drastically with the additional funds and the paying off of any outstanding debt to the professionals which was rectified the past year. All in all, a much easier process for the auditors to go through.

Camille Tooker made a Motion to certify the Annual Audit and adopt Resolution M: 12-03-15:01. The Motion was seconded by Tony Gonsalves.

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

Eric Chubenko said that Agenda item *Agenda Item no. 7.A.2* would be discussed upon Craig Coughlin's arrival.

Chairman Meszaros then introduced a Resolution of the South Amboy Redevelopment Agency Confirming Designation Of Signatories For The Agency's Checking Account, Appointment of Agency Treasurer. (*Agenda Item no. 7.A.3*) Eric Chubenko noted that this Resolution is memorializing action taken at the last meeting.

Camille Tooker made a Motion to adopt Resolution M: 12-03-15:03. The Motion was seconded by Zusette Dato.

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

Chairman Meszaros introduced Resolution Adopting Cash Management and Check Writing Policy. (*Agenda Item no. 7.A.4*) Eric Chubenko explained this is an accounting policy designating how monies will be deposited and who will sign when required. It is recommended that the Agency adopt this type of Resolution on an annual basis.

Zusette Dato made a Motion to adopt Resolution M: 12-03-15:04. The Motion was seconded by Camille Tooker.

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

Eric Chubenko introduced Resolution approving the South Amboy Redevelopment Agency 2016 meeting dates. (*Agenda Item no. 7.A.5*) He noted one of the summer meetings is typically cancelled unless needed.

Tony Gonsalves made a Motion to adopt Resolution M: 12-03-15:06. The Motion was seconded by Zusette Dato.

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

Craig Coughlin arrived at this time.

Eric Chubenko then introduced a Resolution Confirming Donation To The South Amboy Business Association (*Added to Agenda at meeting*) which is a memorialization of action taken at the last meeting. He said the language needed to be changed to reflect that the funds are not going to the Business Association; they are going to the City for the project fostering economic vitality in the Business District.

Camille Tooker noted that the City may use the money for programs like Shop South Amboy and other projects. It will benefit all businesses. Not only the ones that are part of the Association.

Craig Coughlin said a Motion was required to amend and reflect the deletion of the South Amboy Business Association and replace it with the City of South Amboy. Camille Tooker further amended the resolution to delete “the organization’s” in the first paragraph and have the resolution read: “... for the purpose of assisting efforts to stimulate business growth within the City’s business community...”

Camille Tooker made a Motion to amend Resolution M: 12-03-15:05. The Motion was seconded by Tony Gonsalves.

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

Camille Tooker made a Motion to adopt Resolution M: 12-03-15:05 as amended. The Motion was seconded by Zusette Dato.

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

Eric Chubenko stated that the bill list (*Agenda Item no. 7.B.1*) consisted of: Lerch, Vinci and Higgins for the Audit, 2016 Budget preparation assistance and reconciliation of expenses associated with GenOn/NRG litigation; every six months the Agency reimburses the City of South Amboy for expenses incurred for payroll purposes; Legal Services and reimbursement for supplies for software. He noted that rent was not on the list and recommended that the list be amended to include Julia Kha for \$925.

Zusette Dato made a Motion to amend the Bill List to include Julia Kha for rent. The Motion was seconded by Tony Gonsalves.

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

Zusette Dato made a Motion to accept the bill lists for the operating account as amended. The Motion was seconded by Camille Tooker.

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

No Escrow Accounts Bill List presented.

Chairman Meszaros introduced the Minutes from August 6, 2015 and October 1, 2015 meeting (*Agenda Item no. 12.A&B*).

Camille Tooker made a Motion to adopt the Minutes as presented. The Motion was seconded by Tony Gonsalves.

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

Eric Chubenko then introduced a Resolution Referring Woodmont Proposed Redevelopment Plan To Planning Board. (*Agenda Item no. 7.A.2*) He said that a meeting with Woodmont Properties professionals, Mayor Henry, Jack O’Leary, Camille Tooker, himself, Craig Coughlin and Angelo Valetutto where they went over the proposed changes to the site plan for the property adjacent to the YMCA. Camille Tooker said there were about five meetings total in the last month.

Eric Chubenko said that there were some concerns that came up about 1.5 years ago about the proposed product, the use as well as the density. The Agency’s main concern was with the use being is it a permissible use within the Redevelopment Area. After multiple meetings and modifications, the belief was that it is a permitted use. Angelo Valetutto was the professional who assisted in developing that Redevelopment Plan. Angelo submitted a letter to the Agency recommending a Resolution be passed by SARA recommending that this be submitted to the Planning Board for them to review an amended site plan application. The Planning Board would then review the application for density to state that it is a permitted amount of units because it is not stipulated in the Redevelopment Agreement. It would be the Planning Board’s role to approve the unit count per the amount of acres.

Eric Chubenko said that the new proposal is within the same footprint as what was previously approved by the Planning Board, it conforms to what is in the Redevelopment Agreement and now it is going to be the Planning Board’s role to determine if this will be a permitted density per the Redevelopment Plan.

He stated that one of the great things that came out of this was that they have committed to building roughly 35 additional parking spaces adjacent to the YMCA to be used as public parking for overflow purposes. Eric Chubenko further noted that the units that were approved in the previous Redevelopment Agreement were all three bedroom units. These are now going to be a combination of two and one bedroom units, lessening the impact on the school systems, and a smaller unit count.

Eric Chubenko said that the potential is for a pilot that will be based on gross rents. The more units, the better it is for the City. His belief was that this project could raise enough revenue on a pilot that would be adequate to cover the debt service for the YMCA which was always the plan.

He concluded saying that the façade look is similar to the Baker project at the corner of Broadway and Lower Main. It is a much higher end building with more parking. They are proposing 126 single family attached units with higher-end rents. If this resolution is passed, Woodmont will prepare a product for the

Planning Board to review. If they get a Planning Board approval, they plan to start construction in the spring with a maximum 18-month build out.

Mayor Henry concluded by saying that all of the discussions with Mr. Santola have been very productive and he has been very cooperative. Mayor Henry said it was going to be a great project for the City.

Camille Tooker made a Motion to adopt Resolution M: 12-03-15:02. The Motion was seconded by Tony Gonsalves.

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

Zusette Dato inquired about the one unit that appears to be constructed on Parcel A. Eric Chubenko said that they wanted to lay out one model before they did the entire project. This helped identify one issue with the placement of an HVAC unit which currently is being worked through.

Tony Gonsalves asked for an update on demolition of the remaining Joe Smokes building. Camille Tooker said that this was an issue being worked through with New Jersey Transit due to its proximity to the tracks.

Camille Tooker provided an update on the Ferry. She said that they got two environmental pieces squared away at the last meeting. The RFP for the LSRP, the environmental remediation piece, is out now and due back at the end of the month. The next piece is the actual construction bid to remove all of that dirt to get the remediation done. It's in the hands of the DOT who is reviewing it. As soon as we get the approval from them we'll be able to go out to bid on that. The next step is the final design of the ferry terminal and parking and the permit to build it. There are a lot of components but from where we started, we've made a lot of progress.

Chairman Meszaros opened the meeting to the public. With no public in attendance, he 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