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**SOUTH AMBOY REDEVELOPMENT AGENCY**

April 01, 2021

6:30 p.m.

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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 9, 2020**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 9, 2020.

3. Salute to the Flag and Prayer
4. ROLL CALL:

A. CONRAD \_\_\_\_\_  
Z. DATO \_\_\_\_\_  
T. GONSALVES \_\_\_\_\_  
D. KALES \_\_\_\_\_  
K. F. MESZAROS \_\_\_\_\_  
F. MILATTA \_\_\_\_\_  
C. TOOKER \_\_\_\_\_

E. CHUBENKO\* \_\_\_\_\_  
\* Executive Director  
  
C. J. COUGHLIN, ESQ.\* \_\_\_\_\_  
\* General Counsel

5. Correspondence:
6. Grant Activity:
7. Consent Agenda:

- A. Professional Appointments/Agency Resolutions:  
*(Resolution to be distributed at meeting.)*
- B. Payment of Invoices:  
*(Bill lists to be distributed at meeting.)*
  - 1. Bill List payable 04/01/2021 – SARA Accounts
  - 2. Bill List payable 04/01/2021 – ESCROW Accounts
- 8. Executive Director's Report:
- 9. Planning Report:
- 10. Legal Report:
- 11. Old Business:
- 12. New Business:  
*(Minutes to be distributed at meeting.)*
  - A. Approval of March 4, 2021 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**  
**BILL LIST**  
**March 5 through April 1, 2021**

9:19 AM  
 03/31/21  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Mar 5 - Apr 1, 21</b>					
04/01/2021	2591	JCP&L	Electric for Period 2/17/21 to 3/17/21 Invoice Dated 3/19/21	560 · Utilities	47.79
04/01/2021	2592	PSEG CO	Natural Gas for 1/31/21 to 3/3/21 Invoice Dated 3/5/21	560 · Utilities	198.86
04/01/2021	2593	City of South Amboy	Reimburse City for Internet / Phone for March 2021	432 · Telepho...	75.39
04/01/2021	2594	Historic Downtown Property M...	Additional Unit Rent for May 2021	540 · Rent	1,128.00
04/01/2021	2595	Historic Downtown Property M...	Rent for 141 North Broadway for May 2021	540 · Rent	2,416.00
<b>Mar 5 - Apr 1, 21</b>					<b>3,866.04</b>

# South Amboy Redevelopment Agency

## ESCROW BILL LIST

April 1, 2021

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
02/23/21	1555	McManimon, Scotland & Baumal Professional Svcs	- thru 01/30/2021 Inv# 178840	5045-March Dev/Claremont Redev.	\$ 2,139.00
02/23/21	1556	McManimon, Scotland & Baumal Professional Svcs	- thru 01/30/2021 Inv# 178841	5043-Woodmont	1,534.62
02/11/21	1558	Beacon Planning & Consulting S	Professional Svcs - thru 1/31/21 Inv# 37-02-21	5045-Jan'21 PILOT review/Claremont Redev	1,477.50
03/20/21	1557	Beacon Planning & Consulting S	Professional Svcs - Feb 2021 Inv# 62-03-21	5045-Feb'21 PILOT review/Claremont Redev	1,575.00
<b>TOTAL</b>					<b>\$ 3,673.62</b>

## SOUTH AMBOY REDEVELOPMENT AGENCY

**MINUTES OF THE MARCH 04, 2021 MEETING (the meeting can be viewed on the City website <http://www.southamboynj.gov/gallery#videos-redevelopment>)**

### Public Session

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: Anthony Conrad, Zusette Dato, Tony Gonsalves, Kevin Meszaros, Frank Milatta, Camille Tooker

ABSENT: Dave Kales

Also, in attendance: Eric Chubenko, Executive Director  
Dan Balka, CFO  
Glenn Skarzynski, BA  
Craig Coughlin, Esq.  
Mayor Henry

Kevin Meszaros made a motion to approve Resolution (M: 03-04-2021 :01). Anthony Conrad made a motion. Motion was seconded by Frank Milatta.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Meszaros – Yes, Milatta – Yes, Tooker – Yes

Kevin Meszaros made a motion to approve Resolution (M: 03-04-2021 :02). Zusette Dato made a motion. Motion was seconded by Anthony Conrad.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Meszaros – Yes, Milatta – Yes, Tooker – Yes

Kevin Meszaros introduced the evening's bill list and said the general bill list contained fees for monthly legal services, rent and utilities. (*Agenda Items no. 7.B.1.*)

Anthony Conrad made a motion to approve the Bill List. The motion was seconded by Frank Milatta.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Meszaros – Yes, Milatta – Yes, Tooker – Yes

Kevin Meszaros called for a motion to approve the February 4, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 4, 2021 Agency Meeting Minutes as presented was made by Zusette Dato. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Meszaros – Yes, Milatta – Yes, Tooker – Yes

Mr. Chubenko updated on projects. They are still meeting with developers, April or May we will have an Interim Cost Agreement. The warehouse project has received DEP approval.

Mr. Skarzynski updated on the Ferry Terminal, we will have a ground breaking ceremony between June 15 and July 15.

Ms. Dato asked the status of the parcel next to Mara's. Mr. Chubenko responded the project is with Planning Board and is awaiting DOT approval, but they will not take away parking from the business.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato. Anthony Conrad seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff