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**SOUTH AMBOY REDEVELOPMENT AGENCY**

May 06, 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 05/06/2021 – SARA Accounts
    - 2. Bill List payable 05/06/2021 – 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 April 1, 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**  
 April 2 through May 6, 2021

2:10 PM  
 04/27/21  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Apr 2 - May 6, 21					
04/27/2021	2596	PSEG CO	Natural Gas for period 3/04/21 to 4/01/21	560 · Utilities	78.60
04/27/2021	2597	City of South Amboy	Reimburse City for Internet/Phone for April 2021	432 · Telepho...	75.39
04/27/2021	2598	Historic Downtown Property M...	Unit#1 Sewer 12/1/20 to 2/28/21	560 · Utilities	12.50
04/27/2021	2598	Historic Downtown Property M...	Unit #2 Sewer 12/1/20 to 2/28/21	560 · Utilities	12.50
04/27/2021	2598	Historic Downtown Property M...	Unit #1 Water 11/25/20 to 2/25/21	560 · Utilities	23.63
04/27/2021	2598	Historic Downtown Property M...	Unit #2 Water 11/25/20 to 2/25/21	560 · Utilities	23.62
04/27/2021	2599	McManimon, Scotland & Bau...	Legal Services for Gen-On Inv #179853 dated 3/31/21	402 · Legal	328.00
04/27/2021	2600	McManimon, Scotland & Bau...	Legal Services related to Ashling Inv #179855 dated 3/31/21	402 · Legal	112.50
04/27/2021	2601	Historic Downtown Property M...	141 S Broadway Unit #2 Rent - JUNE	540 · Rent	2,416.00
04/27/2021	2602	Historic Downtown Property M...	141 South Broadway Unit 1 Rent - JUNE	540 · Rent	1,128.00
04/27/2021	2603	JCP&L	Electric for period 3/18-4/19	560 · Utilities	170.47
Apr 2 - May 6, 21					<u>4,381.21</u>

# South Amboy Redevelopment Agency

## ESCROW BILL LIST

May 6, 2021

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
04/14/21	1559	Beacon Planning & Consulting S	Professional Svcs - thru 03/31/2021 Inv# 38-04-21	5045-March'21 PILOT review/Claremont Re	700.00
04/14/21	1560	TRC	Professional Svcs - thru 02/26/2021 Inv# 468994	5045-March/Claremont Redevelopment	2,902.28
03/31/21	1561	McManion,Scotland&Baumann	Professional Svcs - thru 2/28/21 Inv# 179854	5045-March/Claremont Redevelopment	1,242.00
<b>TOTAL</b>				\$	<b>4,844.28</b>

## SOUTH AMBOY REDEVELOPMENT AGENCY

### MINUTES OF THE APRIL 01, 2021 MEETING (the meeting can be viewed on the City website <http://www.southamboynj.gov/gallery#videos-redevelopment>)

#### Public Session

Camille Tooker called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. She then certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Zusette Dato, Tony Gonsalves, Dave Kales, Camille Tooker

ABSENT: Anthony Conrad, Kevin Meszaros, Frank Milatta

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

Camille Tooker 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.*)

David Kales made a motion to approve the Bill List. The motion was seconded by Tony Gonsalves.

ROLL CALL: Dato – Yes, Gonsalves – Yes, Kales – Yes, Tooker – Yes

Camille Tooker called for a motion to approve the March 4, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

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

ROLL CALL: Dato – Yes, Gonsalves – Yes, Kales – Abstain, Tooker – Yes

Eric Chubenko updated on various projects. They are still meeting with developers.

Dave Kales asked if the Route 35 construction project will have any impact on the project located next to Mara's. Glenn Skarzinski responded that it will be impacted and the DOT will consult with the engineers. Zusette Dato asked if the proposed DOT project will provide suitable parking for Mara's, Glenn Skarzinski responded that it will not impact the parking. There will be a public information session regarding the project.

Dave Kales asked if anyone was able to log on for the Claremont resident meeting. Glenn Skarzinski responded that he did listen and was it was very interesting and there was a lot of support. Glenn suggested to have the developers to give a presentation at our next meeting, everyone was in agreement it was a good idea.

Camille Tooker opened the meeting to the public.

Resident Brandon Russel, 327 4<sup>th</sup> Street – The bills to Beacon Planning for PILOT review, when will those numbers become available to the public?

Eric Chubenko responded that numbers are being submitted, if anything is accepted, it will be presented to the board for approval and made available to the public. Brandon Russell responded, when you have the meeting about the other project next month, will the numbers be available? Eric Chubenko responded, no, not unless an agreement is in place. It will just be a presentation; SARA does not approve PILOTS. Brandon Russel – has the Council seen the negotiations yet, don't you think it is in the City's best interest for the Council to be involved. Eric Chubenko – Yes, they will be involved, it is on ongoing discussion. Brandon Russell – have they started remediating yet? Eric Chubenko – they are doing their due diligence and working out the costs. Brandon Russell – when the meeting is public, can we have the developers drop flyers to all the residents? The project looked good, Eric responded that he doesn't think the developers would object.

Camille Tooker closed the public portion of the meeting.

Camille Tooker then requested a Motion to adjourn.

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

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff