

**SOUTH AMBOY REDEVELOPMENT AGENCY**

November 04, 2021

6:30 p.m.

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.)

1. Resolution of the South Amboy Redevelopment Agency Designating Conditional Redeveloper for Portion of Northern Waterfront Redevelopment Area (M: 11-04-2021 :01)

- B. Payment of Invoices:  
(Bill lists to be distributed at meeting.)

1. Bill List payable 11/04/2021 – SARA Accounts
2. Bill List payable 11/04/2021 – 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 October 7, 2021 Agency Meeting Minutes
13. Project updates:
14. Discussion:
15. Executive Session:
16. General Comments by Commissioners:
17. General Comments by Public:
18. Adjournment

M: 11-04-2021 :01

**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY  
DESIGNATING CONDITIONAL REDEVELOPER FOR PORTION OF  
NORTHERN WATERFRONT REDEVELOPMENT AREA**

**WHEREAS**, the South Amboy Redevelopment Agency (“**SARA**”) owns the property identified as Block 161.01, Lot 26.03 (the “**Project Area**”) on the tax maps of the City of South Amboy (the “**City**”); and

**WHEREAS**, the Project Area is located in a section of the City that was designated as an area in need of redevelopment, specifically the Northern Waterfront Redevelopment Area, under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”); and

**WHEREAS**, the Project Area is subject to the Northern Waterfront Redevelopment Plan (the “**Redevelopment Plan**”); and

**WHEREAS**, South Amboy Partners, LLC (“**South Amboy Partners**”) has expressed a desire to purchase the Project Area from SARA and redevelop same; and

**WHEREAS**, SARA and South Amboy Partners determined to establish an escrow fund with SARA to provide for the payment of SARA’s and the City’s professional fees, costs and expenses related to the negotiation of agreements relating to the redevelopment of the Project Area (“**Interim Costs**”); and

**WHEREAS**, South Amboy Partners previously delivered funds to SARA, which SARA is holding in escrow, to provide for the payment, by South Amboy Partners, of Interim Costs; and

**WHEREAS**, the Board of Commissioners of SARA has determined that it is appropriate to conditionally designate South Amboy Partners as the redeveloper of the Project Area subject to the conditions set forth below.

**NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the SOUTH AMBOY REDEVELOPMENT AGENCY**, as follows:

**Section 1.** South Amboy Partners is hereby conditionally designated as the redeveloper of the Project Area and has, in SARA’s sole discretion, the option to enter into preliminary negotiations for a redevelopment agreement and/or purchase and sale agreement with SARA in connection therewith.

**Section 2.** The within designation is hereby made for a limited period of one hundred eighty (180) days from the date hereof and is further contingent upon: (a) South Amboy Partners providing any additional project related information as may be requested by SARA and (b) South Amboy Partners funding an escrow account for the purpose of paying the Interim Costs.

**Section 3.** This resolution shall take effect immediately.

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Kevin F. Meszaros, Chairman

Attested to:

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Kelly Wolff, Secretary

Meeting Date: November 4, 2021

<b>Member:</b>	<b>Moved</b>	<b>Seconded</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Anthony Conrad						
Zusette Dato						
Tony Gonsalves						
Dave Kales						
Kevin Meszaros						
Frank Milatta						
Camille Tooker						

10:03 AM

10/29/21

Accrual Basis

# South Amboy Redevelopment Agency

## BILL LIST

October 8 through November 4, 2021

Date	Num	Name	Memo	Account	Amount
<b>Oct 8 - Nov 4, 21</b>					
11/04/2021	2645	PSEG CO	Natural Gas for period 9/1/21 to 9/30/21	560 · Utilities	18.00
11/04/2021	2646	JCP&L	Electric for period 9/18/21 to 10/18/21 @ 141 N Broadway	560 · Utilities	236.08
11/04/2021	2647	Historic Downtown Property M...	Sewer Unit #1 6/1/21 to 8/31/21	560 · Utilities	12.50
11/04/2021	2647	Historic Downtown Property M...	Sewer Unit #2 6/1/21 to 8/31/21	560 · Utilities	12.50
11/04/2021	2647	Historic Downtown Property M...	Water Unit #1 5/26/21 to 8/27/21	560 · Utilities	23.63
11/04/2021	2647	Historic Downtown Property M...	Water Unit #2 5/26/21 to 8/27/21	560 · Utilities	23.62
11/04/2021	2648	Historic Downtown Property M...	141 N Broadway DECEMBER Rent T0004657	540 · Rent	2,476.00
11/04/2021	2649	Historic Downtown Property M...	141 N Broadway (addtl unit) DECEMBER Rent T0005754	540 · Rent	1,156.00
<b>Oct 8 - Nov 4, 21</b>					<b>3,958.33</b>

South Amboy Redevelopment Agency

ESCROW BILL LIST

November 4, 2021

Invoice Date	Check #	Name	Memo	Escrow Account	Amount
10/11/21	1576	McManinon,Scotland,&Baumann	Prof Svcs - through 9/30/2021 inv.185360	5047-Ashling Redevelopment	1,069.50
10/11/21	1577	McManinon,Scotland,&Baumann	Prof Svcs - through 9/30/2021 inv.185359	5045-March Dev/Clairemont Redevelopmen	483.00
10/07/21	1578	TRC	Prof Svcs - through 9/24/21 inv. 495649	5045-March Dev/Clairemont Redevelopmen	1,587.90
<b>TOTAL</b>					<b>\$ 3,140.40</b>

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE October 7, 2021 MEETING**

#### **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, Dave Kales, Kevin Meszaros, Tony Gonsalves, Camille Tooker

ABSENT: Zusetta Dato, Frank Milatta,

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

Kevin Meszaros called for a motion to approve Resolution M: 10-07-2021 :01.

Eric Chubenko gave a summary of the YMCA lease agreement. Anthony Conrad stated the YMCA acts as a community center for South Amboy, the facility is also a cooling and heating center and has also been used as an emergency shelter. Dave Kales also provided feedback and we are not reducing their fees, just stopping increases.

Dave Kales made a motion to accept the Resolution M: 10-07-2021 :01, the motion was seconded by Camille Tooker.

ROLL CALL: Conrad – Abstain; Gonsalves – Yes; Kales – Yes; Meszaros – 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 Dave Kales.

ROLL CALL: Conrad – Yes; Gonsalves – Yes; Kales – Yes; Meszaros – Yes; Tooker - Yes

Kevin Meszaros called for a motion to approve the September 2, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the September 2, 2021 Agency Meeting Minutes as presented was made by Anthony Conrad. The motion was seconded by David Kales.

ROLL CALL: Conrad – Yes; Gonsalves – Yes; Kales – Yes; Meszaros – Yes; Tooker - Abstain

Eric Chubenko thanked Dave Kales for voicing his due diligence regarding the Claremont Development Projects. There was a planning board approval last Wednesday for warehouse development.

Dave Kales commented that he went as a resident and he also feels that our board needs to educate the public. We do not get participation and I wanted to convey last night that hours go into negotiation and we did our job. As committee members we need to convey to the citizens what is going on. I told everyone why I voted for the projects. Everyone in the Mayor's office is doing a great job. Anthony Conrad stated he was proud to serve with commissioner Kales and why he is also for the project. Thank you to the chairman and to the administration. Camille Tooker also stated she was not at the meeting, but did hear about Kales' statement and would like to thank him for informing the public. Eric Chubenko also stated there have been many public meetings regarding this project.

Anthony Conrad stated the YMCA is in need of a new generator. Eric Chubenko replied we will look into capital funds and grants.

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