

SOUTH AMBOY REDEVELOPMENT AGENCY

December 02, 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 2022 Meeting Dates (M: 12-02-2021 :01)

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

1. Bill List payable 12/02/2021 – SARA 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 November 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

CITY OF SOUTH AMBOY
RESOLUTION

WHEREAS, the City of South Amboy Redevelopment Agency (the "Agency") was created by Ordinance of the Council of the City of South Amboy for the purpose of organizing, directing and monitoring efforts to "redevelop" certain areas to be designated within the boundaries of the City; and

WHEREAS, it is necessary for the Agency to hold regularly scheduled meetings at the South Amboy Redevelopment Offices located at 140 North Broadway, South Amboy, New Jersey;

NOW, THEREFORE, BE IT RESOLVED by the City of South Amboy Redevelopment Agency on this second day of December, 2021, that the following list of dates and times for the City of South Amboy Redevelopment Agency's 2022 Meetings is hereby approved:

DATE	TIME
Thursday, January 6 2022	6:30 P.M.
Thursday, February 3, 2022	6:30 P.M.
Thursday, March 3, 2022	6:30 P.M.
Thursday, April 7, 2022	6:30 P.M.
Thursday, May 5, 2022	6:30 P.M.
Thursday, June 3, 2022	6:30 P.M.
Thursday, July 7, 2022	6:30 P.M.
Thursday, August 4, 2022	6:30 P.M.
Thursday, September 1, 2022	6:30 P.M.
Thursday, October 6, 2022	6:30 P.M.
Thursday, November 3, 2022	6:30 P.M.
Thursday, December 1, 2022	6:30 P.M.

Kevin F. Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: December 2, 2021

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

12:33 PM

11/24/21

Accrual Basis

South Amboy Redevelopment Agency

BILL LIST

November 5 through December 2, 2021

Date	Num	Name	Memo	Account	Amount
Nov 5 - Dec 2, 21					
12/02/2021	2650	PSEG CO	Natural Gas for period 10/1-10/29 Inv Dated 11/2/21	560 · Utilities	18.00
12/02/2021	2651	JCP&L	Electric for period 10/19/21 - 11/18/21 Inv Dated 11/22/21	560 · Utilities	53.12
12/02/2021	2652	City of South Amboy	REimburse City for phones/internet NOVEMBER	432 · Telepho...	75.39
12/02/2021	2652	City of South Amboy	REimburse City for phones/internet DECEMBER	432 · Telepho...	75.39
12/02/2021	2653	City of South Amboy	REimburse City for Payroll Expenses July-December	501 · Salaries...	29,976.28
12/02/2021	2654	Historic Downtown Property M...	Rent for JANUARY 2022	540 · Rent	2,476.00
12/02/2021	2655	Historic Downtown Property M...	Rent-JANUARY 2022 addtl unit	540 · Rent	1,156.00
Nov 5 - Dec 2, 21					33,830.18

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE November 4, 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, Zusette Dato, Tony Gonsalves, Kevin Meszaros

ABSENT: Frank Milatta, Dave Kales, Camille Tooker

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

This Resolution is a conditional appointment for a developer for a parcel the agency owns. This will give approval to discuss the project with adjacent property owners. Not to exceed 180 days.

Kevin Meszaros called for a motion to approve Resolution M: 11-04-2021 :01.

Zusette Dato made a motion to accept the Resolution M: 11-04-2021 :01, the motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes; Dato – Yes, Gonsalves – Yes; Meszaros – 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.*)

Eric Chubenko stated these are standard general and escrow bill lists. Anthony Conrad made a motion to approve the Bill List. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes; Dato – Yes, Gonsalves – Yes; Meszaros – Yes;

Kevin Meszaros called for a motion to approve the October 7, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the October 7, 2021 Agency Meeting Minutes as presented was made by Anthony Conrad. The motion was seconded by Zusette Dato.

ROLL CALL: Conrad – Yes; Dato – Yes, Gonsalves – Yes; Meszaros – Yes

Eric Chubenko updated the Woodmont warehouse distribution project is planning for groundbreaking the beginning of 2022. Claremont was before the council again last night. There have been many public meetings hosted for the residents of South Amboy. Eric also thanked

Anthony Conrad for speaking at the meeting as a resident and as a commissioner. This project is good for the city. Congratulations to Craig Coughlin for being reelected.

Anthony Conrad asked for an update on the Ferry Project, Mayor Henry responded the council agreed to the terms of the permit from the DOT. We will be reviewing the RFPs for construction engineers.

Kevin Meszaros opened the meeting to the public.

Chris Smiga, 144 Second Street – Notified the board about a platform that was struck by lighting in a Redevelopment area. Eric is aware and spoke to Administration.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

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

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff