

**THIS MEETING IS BEING HELD ELECTRONICALLY. TO JOIN FROM YOUR COMPUTER, TABLET OR SMARTPHONE**

<https://global.gotomeeting.com/join/802687893>

You can also dial in using your phone.

United States: +1 (669) 224-3412

Access Code: 802-687-893

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/802687893>

**SOUTH AMBOY REDEVELOPMENT AGENCY**

January 06, 2022

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 7, 2021**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 7, 2021.

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 01/06/2022 – SARA Accounts
  - 2. Bill List payable 01/06/2022 – 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 December 2, 2021 Agency Meeting Minutes
  
- 13. Project updates:
  
- 14. Discussion:
  
- 15. Executive Session:
  
- 16. General Comments by Commissioners:
  
- 17. General Comments by Public:
  
- 18. Adjournment

11:54 AM  
 01/03/22  
 Accrual Basis

**South Amboy Redevelopment Agency**  
**BILL LIST**  
 December 3, 2021 through January 6, 2022

Date	Num	Name	Memo	Account	Amount
Dec 3, '21 - Jan 6, 22					
01/06/2022	2656	Historic Downtown Property M...	Water Bill for Unit #1 at 141 N Broadway (8/27-11/24)	560 · Utilities	23.80
01/06/2022	2656	Historic Downtown Property M...	Water Bill for Addtl Unit at 141 N Broadway (8/27-11/24)	560 · Utilities	23.80
01/06/2022	2657	PSEG CO	Natural Gas at 141 N Broadway (10/30-12/01)	560 · Utilities	35.83
01/06/2022	2658	JCP&L	Electric for 141 N Broadway (11/19-12/16)	560 · Utilities	240.78
01/06/2022	2659	Historic Downtown Property M...	February Rent - 141 N Broadway	540 · Rent	2,476.00
01/06/2022	2660	Historic Downtown Property M...	February Rent-141 N Broadway Addtl Unit	540 · Rent	1,156.00
<b>Dec 3, '21 - Jan 6, 22</b>					<b>3,956.21</b>

South Amboy Redevelopment Agency

ESCROW BILL LIST

January 6, 2022

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
12/21/21	1583	McManinon,Scotland,&Baumann	Prof Svcs - through 11/30/2021 inv. 187196	5045-March Dev/Claremont Redevelopmen	7,142.28
12/10/21	1584	TRC	Prof Svcs - through 11/19/21 inv. 506077	5045-March Dev/Claremont Redevelopmen	816.20
11/17/21	1585	Beacon	Prof Svcs - Oct'21 & Nov'21 inv. 43-11-21	5045-March Dev/Claremont Redevelopmen	1,662.50
TOTAL					\$ 9,620.98

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE December 2, 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, Tony Gonsalves, Dave Kales, Kevin Meszaros, Camille Tooker

ABSENT: Zusette 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: 12-02-2021 :01.

Anthony Conrad made a motion to accept the Resolution M: 11-04-2021 :01, the motion was seconded by Dave Kales.

ROLL CALL: Conrad – Yes, 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.*)

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 Dave Kales.

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

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

A motion to approve the November 4, 2021 Agency Meeting Minutes as presented was made by Anthony Conrad. The motion was seconded by Tony Gonsalves.

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

Kevin Meszaros opened the meeting to the public.

Brian McLaughlin 341 Cedar Street – Mr. McLaughlin asked why there is not zoning for a laundry mat. Camille Tooker responded that laundry mats are not permitted on Broadway, as part of the Broadway Business District Ordinance you can go to the Zoning Board and ask for a variance and go before Council.

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. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

---

Kelly Wolff