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**SOUTH AMBOY REDEVELOPMENT AGENCY**

February 03, 2022

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 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

**Presentation by Clint Plummer, CEO  
Rise Light & Power, Outterbridge Connector Project**

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

- A. Professional Appointments/Agency Resolutions:  
(*Resolution to be distributed at meeting.*)
  - 1. Resolution appointing QPA (M: 02-03-22 :01)
  
- B. Payment of Invoices:  
(*Bill lists to be distributed at meeting.*)
  - 1. Bill List payable 02/03/2022 – SARA Accounts
  - 2. Bill List payable 02/03/2022 – 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 January 6, 2022 Agency Meeting Minutes
  
- 13. Project updates:
  
- 14. Discussion:
  
- 15. Executive Session:
  
- 16. General Comments by Commissioners:
  
- 17. General Comments by Public:
  
- 18. Adjournment

M: 02-03-22 :01

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPOINTING A QUALIFIED PURCHASING AGENT**

**BE IT RESOLVED** by the South Amboy Redevelopment Agency that, Kristal Manion, is hereby appointed as Qualified Purchasing Agent.

**WHEREAS**, the City of South Amboy utilizes its payroll system to advance payment of the salary to Kristal Manion, Qualified Purchasing Agent, of the South Amboy Redevelopment Agency (the "Agency") with the understanding that the Agency will reimburse said salaries.

**NOW, THEREFORE, BE IT HEREBY IS RESOLVED**, by the South Amboy Redevelopment Agency, that the agency authorizes the reimbursement to the City of the following employee's salary plus fringe (i.e., applicable federal taxes): this Resolution shall take effect immediately.

- 1) Kristal Manion, Qualified Purchasing Agent \$2,500.00

\_\_\_\_\_  
Kevin F. Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: February 03, 2022

<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						

**South Amboy Redevelopment Agency**  
**BILL LIST**  
 January 7 through February 3, 2022

10:03 AM  
 01/31/22  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Jan 7 - Feb 3, 22</b>					
01/13/2022	2661	PSEG CO	Natural Gas -141 N Broadway 12/02/21-1/3/22	560 · Utilities	61.27
02/03/2022	2662	Dan Balka	Reimbursement of the Electronic 1099 Filing Fees	433 · Supplies	32.94
02/03/2022	2663	Historic Downtown Property M...	Inv #202200002955 Sewer Bill	560 · Utilities	12.50
02/03/2022	2663	Historic Downtown Property M...	Inv #202200002956 Sewer Bill	560 · Utilities	12.50
02/03/2022	2664	City of South Amboy	Reimburse City for Jan 22 Internet at 141 N Broadway	432 · Telepho...	75.39
02/03/2022	2665	City of South Amboy	Reimburse City for Virtual Mtg Advertisement	431 · Newspsa...	9.89
02/03/2022	2666	City of South Amboy	Reimburse City for 2022 Mtg Schedule Adv	431 · Newspsa...	61.66
02/03/2022	2667	JCP&L	Electric-141 N Broadway 12/17/21 to 1/18/22	560 · Utilities	164.48
02/03/2022	2668	City of South Amboy	Reimburse City for SARA Laptop	433 · Supplies	902.76
02/03/2022	2669	Historic Downtown Property M...	March Rent - 141 N Broadway	540 · Rent	2,476.00
02/03/2022	2670	Historic Downtown Property M...	March Rent-141 N Broadway Addtl Unit	540 · Rent	1,156.00
<b>Jan 7 - Feb 3, 22</b>					<b>4,965.39</b>

South Amboy Redevelopment Agency

**ESCROW BILL LIST**

**February 3, 2022**

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
01/24/22	1588	McManinon,Scotland,&Baumann	Prof Svcs - through 12/31/21 inv. 187852	5045-March Dev/Claremont Redevelopmen	2,587.50
01/24/22	1589	McManinon,Scotland,&Baumann	Prof Svcs - through 12/31/21 inv. 187853	5047 Ashling Redevelopment	8,383.50
<b>TOTAL</b>					<b>\$ 10,971.00</b>

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE January 6, 2022 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, Dave Kales, Kevin Meszaros, Camille Tooker

ABSENT: Frank Milatta

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

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. Zusette Dato made a motion to approve the Bill List. The motion was seconded by Camille Tooker.

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

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

A motion to approve the December 2, 2021 Agency Meeting Minutes as presented was made by Dave kales. The motion was seconded by Anthony Conrad.

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

Eric Chubenko updated on various projects. The 2-acre site next to the Ferry Terminal is in progress and they hope to be before the board in the coming months. We hope to have a presentation for the February meeting. 200 Broadway will be before the board with modifications to the existing project.

Glenn Skarzynski confirmed the 2-acre site next to the Ferry Terminal will be on the February meeting with a presentation. This will be a great ratable for our city. Eric Chubenko added this project will have zero impact to the school system and will clean up the property.

Dave Kales stated that since the 200 Broadway project is new to most board members, they would need time to review the project and not have a vote at the next meeting. Eric agrees and he would like to see what was approved and what is being changed. Eric would like to meet with them and outline what is being updated. Dave Kales stated that he has compared the original plans to the updated plans that were provided. Camille Tooker added that the project has been changed many times over the years. Glenn Skarzynski stated in the original plans they were having an issue meeting the parking demands and are just coming back with changes. He also updated that the Ferry should be up and running with a temporary terminal and parking lot by Labor Day. Anthony Conrad asked when the leasing will begin at Manhattan Beach Station Bay. Glenn answered the certificate of occupancy should be finalized tomorrow and they will be ready. Remediation of the Wishe property will be in a couple weeks. The Woodmont distribution project is ahead of schedule. The Rosewell apartment project was turned down by the Planning Board and will make modifications and bring it back to the board.

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 Anthony Conrad. Zusette Dato seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff