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SOUTH AMBOY REDEVELOPMENT AGENCY

March 03, 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 03/03/2022 – SARA Accounts
2. Bill List payable 03/03/2022 – 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 February 3, 2022 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
 February 4 through March 3, 2022

9:28 AM
 02/25/22
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Feb 4 - Mar 3, 22					
02/11/2022	2671	PSEG CO	Natural Gas @ 141 N Broadway 1/4/22 to 2/1/22	560 · Utilities	278.11
03/03/2022	2672	City of South Amboy	Reimbursement for Internet/Phone February	432 · Telepho...	75.39
03/03/2022	2673	Historic Downtown Property M...	APRIL RENT -141 N Broadway	540 · Rent	2,476.00
03/03/2022	2674	Historic Downtown Property M...	APRIL RENT -141 N Broadway Addtnl Unit	540 · Rent	1,156.00
03/03/2022	2675	JCP&L	Electric for period 1/19/2022 to 2/16/2022 AC #100132007376	560 · Utilities	161.09
Feb 4 - Mar 3, 22					4,146.59

South Amboy Redevelopment Agency

ESCROW BILL LIST

March 3, 2022

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
02/18/22	1592	McManinon,Scotland,&Baumann	Prof Svcs - through 1/31/22 inv. 188450	5045-March Dev/Claremont Redevelopmen	3,174.00
02/18/22	1591	McManinon,Scotland,&Baumann	Prof Svcs - through 1/31/22 inv. 188451	5047-Ashling Redevelopment	7,486.50
02/10/22	1593	TRC	Prof Svcs - through 1/28/22 inv.517024	5045-March Dev/Claremont Redevelopmen	1,488.24
TOTAL					\$ 12,148.74

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE FEBRUARY 3, 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 (arrived approx. 6:40), Tony Gonsalves, Dave Kales, Kevin Meszaros, Frank Milatta, Camille Tooker

ABSENT:

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Ronald Gordon, 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. 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; Milatta – Yes; Tooker - Yes

Kevin Meszaros called for a motion to approve the January 6, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the January 6, 2022 Agency Meeting Minutes as presented was made by Anthony Conrad. The motion was seconded by Camille Tooker.

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

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

Kevin Meszaros called for a motion to approve Resolution M:02-03-2022 :01.

Camille Tooker made a motion to approve Resolution M:02-03-2022 :01. The motion was seconded by Tony Gonsalves.

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

Woodmont Properties approved warehouse distribution project is ahead of schedule. We are working with legal counsel to for the 2-acre property, trying to identify the proper zoning. The ribbon cutting ceremony for Manhattan beach will be March 1, 2022. 200 Broadway is looking for an increase in unit count and additional parking spaces, the project needs to be reviewed by legal counsel and we are awaiting an explanation on the need for additional units and parking.

Kevin Meszaros opened the meeting to the public.

Councilman Brian McLaughlin - This is an opportunity to bring industrial into town as opposed to residential, please take your time and consider this project,

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