

SOUTH AMBOY REDEVELOPMENT AGENCY

December 01, 2022

6:30 p.m.

140 North Broadway
N.J.

South Amboy,

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 07, 2021**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 07, 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.)
 1. Resolution Of The South Amboy Redevelopment Agency Regarding 2023 Meeting Dates (M: 12-01-2022 :01)
 - B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 1. Bill List payable 12/01/2022 – SARA Accounts
 2. Bill List payable 12/01/2022 – 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 November 03, 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: 12-01-2022 :01

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 first day of December 2022, that the following list of dates and times for the City of South Amboy Redevelopment Agency's 2023 Meetings is hereby approved:

DATE	TIME
Thursday, January 5, 2023	6:30 P.M.
Thursday, February 2, 2023	6:30 P.M.
Thursday, March 2, 2023	6:30 P.M.
Thursday, April 6, 2023	6:30 P.M.
Thursday, May 4, 2023	6:30 P.M.
Thursday, June 1, 2023	6:30 P.M.
Thursday, July 6, 2023	6:30 P.M.
Thursday, August 3, 2023	6:30 P.M.
Thursday, September 7, 2023	6:30 P.M.
Thursday, October 5, 2023	6:30 P.M.
Thursday, November 2, 2023	6:30 P.M.
Thursday, December 7, 2023	6:30 P.M.

Kevin F. Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: December 1, 2022

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

10:43 AM

11/28/22

Accrual Basis

South Amboy Redevelopment Agency BILL LIST

November 4 through December 1, 2022

Date	Num	Name	Memo	Account	Amount
Nov 4 - Dec 1, 22					
12/01/2022	2729	PSEG CO	Natural Gas @141 N Broadway 10/04 to 11/01	560 · Utilities	43.83
12/01/2022	2730	PKF O'Connor Davies, LLP	22/23 Budget preparation	404 · Other P...	1,875.00
12/01/2022	2731	JCP&L	Electric at 141 N Broadway for 10/20 to 11/17	560 · Utilities	59.82
12/01/2022	2732	City of South Amboy	July to December 2022 Payroll Reimbursement	501 · Salaries...	32,155.16
12/01/2022	2733	City of South Amboy	Internet / Phone Reimbursement NOVEMBER	432 · Telepho...	74.94
12/01/2022	2733	City of South Amboy	Internet / Phone Reimbursement DECEMBER	432 · Telepho...	74.94
12/01/2022	2734	Historic Downtown Property M...	January 2023 Rent 141 N Broadway	540 · Rent	2,538.00
12/01/2022	2735	Historic Downtown Property M...	January 2023 Rent 141 N Broadway Addit'nl Unit	540 · Rent	1,185.00
Nov 4 - Dec 1, 22					38,006.69

South Amboy Redevelopment Agency

ESCROW BILL LIST

December 1, 2022

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
11/15/22	1614	McManimon, Scotland, Baumann	Prof Srvs - through 10/31/22 inv.199832	5040-Manhattan Beach Club	\$207.00
11/15/22	1615	McManimon, Scotland, Baumann	Prof Srvs - through 10/31/22 inv.199833	5047-Ashling Redevelopment	\$1,714.25
TOTAL					\$ 1,921.25

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE November 03, 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, Kevin Meszaros, Camille Tooker

ABSENT: Tony Gonsalves, Frank Milatta, Dave Kales

Also, in attendance: Eric Chubenko, Executive Director (by phone)
Dan Balka, CFO

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.*)

A motion to approve this evening's bill list was made by Zusette Dato. Anthony Conrad seconded the motion.

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

Kevin Meszaros called for a motion to approve the October 06, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the October 06, 2022, Agency Meeting Minutes as presented was made by Anthony Conrad. Zusette Dato seconded the motion.

ROLL CALL: Conrad – Yes, Dato – Yes; Meszaros – Yes; Tooker – Abstain

Eric Chubenko updated on various projects; they are meeting with 200 Broadway Monday. Mayor Henry updated the ferry project is moving along and he wanted to extend his thank you to Speaker Coughlin for all his help. Commissioner Conrad wanted to thank the city and all the commissioners for the student Chromebooks.

Kevin Meszaros opened the meeting to the public.

Mile Vidal: Stated he was new to town and wanted to thank everyone for all their hard work

Chris Smiga: Questioned something the Executive Director said in his update, it was a misunderstanding. The Ferry project is moving along as planned.

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:

Kelly Wolff