

SOUTH AMBOY REDEVELOPMENT AGENCY

January 05, 2023
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 09, 2022**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 09, 2022.

3. Salute to the Flag and Prayer
4. ROLL CALL:

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Camille Tooker (Vice Chair)		
Zusetta Dato		
Tony Gonsalves		
Dave Kales		
Frank Milatta		
Christine Noble		

Also in Attendance:

Eric 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 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 December 01, 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
December 2, 2022 through January 5, 2023

3:47 PM
 12/29/22
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Dec 2, '22 - Jan 5, 23					
01/05/2023	2736	PSEG CO	Natural Gas for period 11/2/22 to 12/01/22	560 · Utilities	107.48
01/05/2023	2737	PSEG CO	Natural Gas for Period 10/02/18 to 11/01/22 Unit 1	560 · Utilities	5,691.32
01/05/2023	2737	PSEG CO	Natural Gas for Period 11/02/22 to 12/01/22 Unit 1	560 · Utilities	226.77
01/05/2023	2738	JCP&L	Electric for period 11/1/22 to 12/16/22	560 · Utilities	242.67
01/05/2023	2739	Historic Downtown Property M...	Unit 1 Water Charges	560 · Utilities	35.21
01/05/2023	2739	Historic Downtown Property M...	Unit 2 Water Charges	560 · Utilities	35.21
01/05/2023	2740	City of South Amboy	Reimburse 2023 Meeting Schedule Advertisement	431 · Newspra...	25.80
01/05/2023	2741	Historic Downtown Property M...	February Rent	540 · Rent	2,538.00
01/05/2023	2742	Historic Downtown Property M...	February Rent - Additional Unit	540 · Rent	1,185.00
Dec 2, '22 - Jan 5, 23					10,087.46

South Amboy Redevelopment Agency

ESCROW BILL LIST

January 5, 2023

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
12/21/22	1616	McManimon, Scotland, Baumann	Prof Svcs - through 11/30/22 inv.201158	5040-Manhattan Beach Club	\$ 163.66
TOTAL					\$ 163.66

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE December 01, 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
Craig Coughlin, Esq., General Counsel
Dan Balka, CFO
Glenn Skarzynski, BA

Kevin Meszaros called for a motion to approve the Resolution Regarding 2023 Meeting Dates (M: 12-01-2022 :01).

A motion to approve Resolution M: 12-01-2022 :01 was made by Anthony Conrad. Camille Tooker seconded the motion.

ROLL CALL: Conrad – Yes, Dato – 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.*)

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

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

Kevin Meszaros called for a motion to approve the November 03, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the November 03, 2022, Agency Meeting Minutes as presented was made by Zusette Dato. Anthony Conrad seconded the motion.

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

Eric Chubenko updated on various projects; they are still having meetings with 200 Broadway Monday. Woodmont and Claremont are moving forward.

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 Zusette Dato. Anthony Conrad seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff