

**SOUTH AMBOY REDEVELOPMENT AGENCY**

September 04, 2025

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 13, 2024**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on **December 6, 2024**.

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

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Gary Forshner (Vice Chair)		
Zusette Dato		
Rachael Draudt		
Tony Gonsalves		
Christine Noble		
Frederick Williams		

Also in Attendance:

Eric Chubenko, Executive Director \_\_\_\_\_

C.J. Coughlin, Esq., General Counsel \_\_\_\_\_

\*Presentation by March Development

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 09/04/2025 – SARA Accounts  
Bill List payable 09/04/2025 – 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 July 22, 2025 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**  
**July 23 through September 4, 2025**

11:05 AM  
 08/28/25  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Jul 23 - Sep 4, 25</b>					
09/04/2025	2977	Historic Downtown Property M...	Sewer Charges for period 12/1/24 to 5/31/2025	560 · Utilities	74.85
09/04/2025	2978	Historic Downtown Property M...	Water Charges for period 11/26/24 to 5/27/25	560 · Utilities	167.18
09/04/2025	2979	City of South Amboy	Reimburse City for Internet/Phone-AUGUST	432 · Telepho...	175.01
09/04/2025	2980	JCP&L	Electric @ 141 N Broadway for 7/17/25 to 8/17/25	560 · Utilities	707.64
09/04/2025	2981	PSEG CO	Natural Gas at 141 N Broadway 7/3/25 to 8/7/25 HISTORY & OFFICE	560 · Utilities	28.43
09/04/2025	2982	PSEG CO	Natural Gas at 141 N Broadway 7/3/25 to 8/7/25 ARTS	560 · Utilities	29.45
09/04/2025	2983	New Jersey Realty	Appraisal Fees (Non Residential)-PSE&G easements	404 · Other P...	3,500.00
09/04/2025	2984	Historic Downtown Property M...	October 2025 Rent-141 N Broadway additional unit HISTORY	540 · Rent	1,338.00
09/04/2025	2985	Historic Downtown Property M...	October 2025 Rent-141 N Broadway OFFICE & ARTS	540 · Rent	2,746.00
<b>Jul 23 - Sep 4, 25</b>					<b>8,766.56</b>

South Amboy Redevelopment

Bill List  
9/4/2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
8/5/2025	1681	Beacon Planning&Consulting Svcs,LLC	Prof. Serv. Inv# 07-08-25 - 6/17/25-7/30/25	5045 - March Development/Claremont	4,605.00
8/13/2025	1682	McManimon,Scotland & Baumann	Prof. Serv. Inv# 246997 - thru 7/31/25	5045 - March Development/Claremont	6,854.57
					11,459.57

## SOUTH AMBOY REDEVELOPMENT AGENCY

### MINUTES OF THE July 22, 2025 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: Kevin Meszaros, Gary Forshner, Zusette Dato, Rachael Draudt, Tony Gonsalves, Frederick Williams

ABSENT: Christine Noble

Also, in attendance: Eric Chubenko, Executive Director  
General Counsel

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 they are all standard bills for the monthly expenses. A motion to approve this evening's bill list was made by Zusette Dato. Gary Forshner seconded the motion.

ROLL CALL: Meszaros – Yes; Forshner - Yes; Dato – Yes; Draudt – Yes; Gonsalves– Yes; Williams - Yes

Kevin Meszaros called for a motion to approve the June 05, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the June 05, 2025, Agency Meeting Minutes as presented was made by Gary Forshner. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Forshner - Yes; Dato – Abstain; Draudt – Yes; Gonsalves– Yes; Williams - Yes

Eric Chubenko went over Resolutions 1 and 2; we had to go out to bid as we did not receive packets for 2 professional services. Gary Forshner made a motion to approve architectural and valuation services. Rachael Draudt seconded.

ROLL CALL: Meszaros – Yes; Forshner - Yes; Dato – Yes; Draudt – Yes; Gonsalves– Yes; Williams - Yes

A presentation was made by Kevin McManimon (MSB) and March Development. Regarding an agreement from 2022 for rental apartments, they want to amend the agreement to shift to 196 units for sale.

Gary Forshner moved to adopt the Resolution of The South Amboy Redevelopment Agency Authorizing First Amendment to The Redevelopment Agreement with Manhattan beach Phase I Urban Renewal, LLC. Rachael Draudt seconded.

ROLL CALL: Meszaros – Yes; Forshner - Yes; Dato – Yes; Draudt – Yes; Gonsalves– Yes; Williams - Yes

Eric Chubenko updated on 200 S Broadway they are preparing for completeness at the next Planning Board meeting.

Kevin Meszaros opened the public portion of the meeting.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Gary Forshner.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff