

SOUTH AMBOY REDEVELOPMENT AGENCY

October 3, 2024
6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Legal Counsel

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 15, 2023**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on **December 8, 2023**.

3. Salute to the Flag and Prayer

4. ROLL CALL:

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Camille Tooker (Vice Chair)		
Zusetta Dato		
Rachael Draudt		
Gary Forshner		
Tony Gonsalves		
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 10/03/2024 – SARA Accounts
 - 2. Bill List payable 10/03/2024 – 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 September 5, 2024 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
September 6 through October 3, 2024

12:03 PM
 09/30/24
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Sep 6 - Oct 3, 24					
10/03/2024	2895	Treasurer, State of New Jersey	LSR 100001 Category 2 Annual	531 · NJDEA	1,900.00
10/03/2024	2895	Treasurer, State of New Jersey	LSR 100001 GW Media - SRP Annual	531 · NJDEA	1,600.00
10/03/2024	2896	Historic Downtown Property M...	Water Charges 5/24-8/28 Unit 1 @ 141 N Broadway	560 · Utilities	43.29
10/03/2024	2896	Historic Downtown Property M...	Water Charges 5/24-8/28 Unit 3 @ 141 N Broadway	560 · Utilities	43.29
10/03/2024	2897	PSEG CO	Natural Gas @ 141 N Broadway 8/2 to 8/30 ARTS	560 · Utilities	20.23
10/03/2024	2898	PSEG CO	Natural Gas @ 141 N Broadway 8/2 to 8/30 HISTORY & OFFICE	560 · Utilities	20.23
10/03/2024	2899	JCP&L	Electric @ 141 N Broadway for 8/17 to 9/18	560 · Utilities	372.18
10/03/2024	2900	City of South Amboy	Reimburse City for cable/internet - SEPTEMBER	432 · Telepho...	160.01
10/03/2024	2900	City of South Amboy	Reimburse City 8/5 Adv. of 8/15 mtg	431 · Newspsa...	24.96
10/03/2024	2901	Historic Downtown Property M...	October 2024 Rent 141 N Broadway-ARTS & OFFICE	540 · Rent	2,666.00
10/03/2024	2902	Historic Downtown Property M...	October 2024 Rent 141 N Broadway Additn'l Unit - HISTORY	540 · Rent	1,275.00
Sep 6 - Oct 3, 24					8,125.19

South Amboy Redevelopment Agency

ESCROW BILL LIST

October 3, 2024

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
9/18/2024	1662	McManimon,Scotland & Baumann	Prof Svcs - through 8/31/24 inv#229956	5040-Manhattan Beach Club	207.00
9/18/2024	1663	McManimon,Scotland & Baumann	Prof Svcs - through 8/31/24 inv#229958	5045-March Development/Claremont	207.00
9/18/2024	1664	McManimon,Scotland & Baumann	Prof Svcs - through 8/31/24 inv#229959	5043 - Woodmont Main St	207.00

TOTAL

621.00

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE September 05, 2024 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 Meszaro, Rachael Draudt, Gary Forshner, Tony Gonsalves,

ABSENT: Camille Tooker, Zusette Dato, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director
Christopher Zingaro, Esq., General Counsel
Dan Balka, CFO
Mayor Henry

Kevin Meszaros introduced the evening's bill lists 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 Rachael Draudt. Tony Gonsalves seconded the motion.

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

Kevin Meszaros called for a motion to approve the August 15, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the August 15, 2024, Agency Meeting Minutes as presented was made by Tony Gonsalves. Rachael Draudt seconded the motion.

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

Eric Chubenko updated on various projects. Joe Smokes building is finally demolished and we can get moving on the parling lot. Mayor Henry commented technically that is not Joe Smokes, it was the railroad building.

Kevin Meszaros opened the public portion of the meeting.

Brandon Russell – 327 Fourth Street

There is a meeting on the 10th to discuss the Mocco redevelopment area and the plans that are actively developing. At the council meeting last night, it was confirmed that property was deemed in need of redevelopment in 2001. It has been a while since that project has been in the works. Tonight, I hope to learn what SARA's conversations with the owners over the last 15 years and

why we don't currently have a better understanding on what exactly they are planning. Whether they are selling it, I think we should have an idea of that and the perspective buyers. I would have expected plans to develop the land and that there would have been discussions with the executive director over the last 15 years. I would like to get that cleared up.

Eric Chubenko stated he learned in 2001 that this was in need of redevelopment and it did not have an approved redevelopment plan, there still is no plan. We have had zero conversations about that parcel and I have been here for over 15 years. The reason there is a meeting and I believe it is the 10th is to find out because we heard rumors too. They want to present what they think they want to do with that parcel. The fact there is no redevelopment plan adopted for that area aside from general zoning. I assure you we will thoroughly try to find out what potential projects are planned. I understand there is a for sale sign on the property. We have had zero discussion; nothing has ever been presented to us. Technically speaking it wouldn't even come to this board yet, without a plan. There is no redevelopment plan that has been approved. They would have to go through the planning board. I with the Mayor and BA will be present and maybe the engineer and possibly zoning will be at the meeting. I think there was lack of clarity. Mr. Russell asked if the meeting was with Mr. Mocco, Eric responded we don't know. Whoever the property owner is and maybe a contract purchaser.

Tong Gonsalves stated he took a walk and spoke to neighbors and was told there is activity going on. Eric stated they heard about that and the business administrator immediately went there to find out what was going on. Zoning went to the property and they were doing soil samples and clearing the land. Zoning confirmed what they were doing at the time was ok. If they did more work than that, they would have been shut down.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Tony Gonsalves.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff