

SOUTH AMBOY REDEVELOPMENT AGENCY

January 2, 2025
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 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)		
Camille Tooker (Vice Chair)		
Zusette 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 01/02/2025 – SARA Accounts
 - 2. Bill List payable 01/02/2025 – 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 December 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
December 6, 2024 through January 2, 2025

9:34 AM
 12/31/24
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Dec 6, '24 - Jan 2, 25					
01/02/2025	2920	JCP&L	Electric @ 141 N Broadway for 11/19/24 to 12/16/24	560 · Utilities	163.22
01/02/2025	2921	Rainone Coughlin Mincello LLC	Legal Fees for Period October 2023 through October 2024	402 · Legal	32,500.00
01/02/2025	2922	Historic Downtown Property M...	Water Charges @ 141 N Broadway for 8/28/24 to 11/26/24	560 · Utilities	82.99
01/02/2025	2923	City of South Amboy	Reimburse City for SARA Audit Advertising	431 · Newspra...	139.50
01/02/2025	2924	PSEG CO	Natural Gas @ 141 N Broadway 10/31/24 to 12/02/24 ARTS	560 · Utilities	193.43
01/02/2025	2925	PSEG CO	Natural Gas @ 141 N Broadway 10/31/24 to 12/2/24 HISTORY & OFFICE	560 · Utilities	92.45
01/02/2025	2926	Historic Downtown Property M...	January 2025 Rent @ 141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
01/02/2025	2927	Historic Downtown Property M...	January 2025 Rent @ 141 N Broadway HISTORY	540 · Rent	1,275.00
Dec 6, '24 - Jan 2, 25					37,112.59

South Amboy Redevelopment

Bill List
January 2, 2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
12/2/2024	1667	Rainone, Coughlin, Minchello, LLC	Prof Svcs - through 11/30/24 inv#20850	5048 - 205 Main Street-LE Development	270.00
					<u>270.00</u>

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE December 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, Zusette Dato, Rachael Draudt, Gary Forshner,

ABSENT: Tony Gonsalves, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director
Christopher Zingaro, Esq., General Counsel

Kevin Meszaros called for a motion to approve the Resolution of The South Amboy Redevelopment Agency 2025 Meeting Dates. A motion to approve was made by Rachael Draudt. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – 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.*) 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. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes

Kevin Meszaros called for a motion to approve the November 07, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the November 07, 2024, Agency Meeting Minutes as presented was made by Gary Forshner. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Abstain; Forshner – Yes

Eric Chubenko gave an update on the YMCA. There is a meeting scheduled for Monday, December 9, 2024, at City Hall, to discuss the solar project and lease extension. The Business Administrator and I are in regular communication.

Zusette Dato commentated that the Claremont Building on Rosewell Street is very impressive. It is going to be spectacular.

Eric Chubenko commented it has come a long way, considering it was abandoned. Business Administrator Kales commented that about 708 loads of fill have been brought in, they will bring

in approximately 7,000 more loads to get the property to an elevation of 21 feet above sea level. The parking lot at the ramp has been fenced off. We were having problems with people parking and damaging the private property They will eventually have a walk-through gate available to extend the walkway.

Zusette Dato commented that residents that live on Raritan Reach want to walk down to the Ferry, BA Kales responded that will eventually happen. Ms. Dato continued with follow up questions from the last meeting, about the Broadway/Bordentown building. BA Kales responded, to date, they have not filed for permits. Eric Chubenko stated, we will look into a time line on the original agreement. Ms. Dato also commented about the warehouses on Main Street. BA Kales and Eric Chubenko will look into the plans that were submitted to Planning Board. Ms. Dato asked if anyone can tell us about Rosewell, the apartment and supermarket. That property was purchased by a new owner, at this point in time they are in compliance. We currently do not know who the developer is. Gary Forshner suggested we invite them in to see what they are considering for the property. We want to start a positive dialogue.

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. Gary Forshner seconded.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff