

**SOUTH AMBOY REDEVELOPMENT AGENCY**

February 6, 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)		
Zusetta Dato		
Rachael Draudt		
Gary Forshner		
Tony Gonsalves		
Christine Noble		
Frederick Williams		

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 02/06/2025 – SARA Accounts
  - 2. Bill List payable 02/06/2025 – 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 January 2, 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**  
**January 3 through February 6, 2025**

3:03 PM  
 01/31/25  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Jan 3 - Feb 6, 25</b>					
02/06/2025	2928	Rainone Coughlin Mincello LLC	Legal Services from Decemeber 1 through 31	402 · Legal	2,500.00
02/06/2025	2929	Historic Downtown Property M...	Sewer Charges @ 141 N Broadway 9/01/24 to 1/30/24	560 · Utilities	16.64
02/06/2025	2930	PSEG CO	Natural Gas for 12/3/24 to 1/02/25 ARTS	560 · Utilities	337.26
02/06/2025	2931	PSEG CO	Natural Gas for 12/03/24 to 1/02/25 HISTORY & OFFICE	560 · Utilities	211.70
02/06/2025	2932	City of South Amboy	Reimburse City for Internet/Phone January 2025	432 · Telepho...	160.01
02/06/2025	2933	Dan Balka	Reimburse for 1099 Filing Fees	433 · Supplies	25.16
02/06/2025	2934	McManimon, Scotland & Bau...	Legal Services related to various redev. projects and affordable housing	402 · Legal	720.00
02/06/2025	2935	JCP&L	Electric for period 12/17/24 to 1/16/2025 @ 141 N Broadway	560 · Utilities	187.05
02/06/2025	2936	Historic Downtown Property M...	February rent @ 141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
02/06/2025	2937	Historic Downtown Property M...	February rent @ 141 N Broadway HISTORY	540 · Rent	1,275.00
<b>Jan 3 - Feb 6, 25</b>					<b>8,098.82</b>

South Amboy Redevelopment

Bill List

February 6, 2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
1/31/2025	1668	South Amboy Redevelopment Agency	Transfer of Escrow to Redevelopment Fees	5048 - 205 Main Street-LE Development	25,000.00
1/3/2025	1669	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv#21286 - through 12/31/24	5048 - 205 Main Street-LE Development	210.00
1/21/2025	1670	McManimon, Scotland & Baumann	Prof. Serv. Inv#235062 - through 12/31/24	5045 - March Development/Claremont Redevel	310.50
1/21/2025	1671	McManimon, Scotland & Baumann	Prof. Serv. Inv#235061 - through 12/31/24	5040 - Manhattan Beach Club	207.00
					<u>25,727.50</u>

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE January 02, 2025 MEETING**

#### **Public Session**

Eric Chubenko 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: Zusette Dato, Rachael Draudt, Gary Forshner, Tony Gonsalves

ABSENT: Kevin Meszaro, Christine Noble

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

Eric Chubenko 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.

The bills came in one lump sum for legal counsel, they are for the entire year.

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

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

Eric Chubenko called for a motion to approve the December 05, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the December 05, 2024, Agency Meeting Minutes as presented was made by Gary Forshner. Zusette Dato seconded the motion.

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

Eric Chubenko updated that not much has changed since the last meeting. Commissioner Forshner asked about a couple properties, Eric Chubenko responded there haven't been many updates since the last meeting. The plans and renderings are in line with what was approved for the warehouses. Commissioner Dato asked about the property on Bordentown & Broadway, Eric Chubenko responded we did everything on our end. We are looking at the March/April range for work to begin. As of December, they have not applied for permits. The Main & Broadway project is on the January planning board agenda. Commissioner Forshner asked if there was something else on Main St. that was either approved or denied. Eric Chubenko responded, not from SARA. Mayor Henry updated that it was denied and it is not a redevelopment project.

Eric Chubenko opened the public portion of the meeting. Gary Forshner made a motion, Zusette Dato seconded, all in favor.

Eric Chubenko closed the public portion of the meeting. Gary Forshner made a motion, Zusette Dato seconded, all in favor.

Eric Chubenko then requested a Motion to adjourn.

A Motion to adjourn was made by Gary Forshner. Zusette Dato seconded.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff