

**SOUTH AMBOY REDEVELOPMENT AGENCY**

March 6, 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)		
Zusette 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 03/06/2025 – SARA 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 February 6, 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**  
 February 7 through March 6, 2025

12:42 PM  
 02/28/25  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Feb 7 - Mar 6, 25</b>					
03/06/2025	2938	Rainone Coughlin Mincello LLC	Legal Services for January 2025	402 · Legal	2,500.00
03/06/2025	2939	City of South Amboy	Reimburse City for Internet/Phone-February	432 · Telepho...	160.01
03/06/2025	2940	PSEG CO	Natural Gas @ 141 N Broadway for 1/3 to 2/03 ARTS	560 · Utilities	491.88
03/06/2025	2941	PSEG CO	Natural Gas @ 141 N Broadway for 1/3 to 2/03 HISTORY & OFFICE	560 · Utilities	271.40
03/06/2025	2942	JCP&L	Electric @ 141 N Broadway for 1/17 to 2/16/25	560 · Utilities	210.53
03/06/2025	2943	Historic Downtown Property M...	March Rent at 141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
03/06/2025	2944	Historic Downtown Property M...	March Rent at 141 N Broadway HISTORY	540 · Rent	1,275.00
03/06/2025	2945	City of South Amboy	Contribution to City	700 · Interloc...	200,000.00
<b>Feb 7 - Mar 6, 25</b>					<b>207,574.82</b>

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**MINUTES OF THE February 06, 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, Zusette Dato, Rachael Draudt, Tony Gonsalves, Christine Noble, Frederick Williams

ABSENT: Gary Forshner

Also, in attendance: Eric Chubenko, Executive Director  
Allan Zhang, Esq., 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. With 205 Main Street being approved we received the first non refundable \$25,000 payment. On or about March 10 is when the 45-day public response period will close and we will receive another quarter of a million dollars.

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

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

Kevin Meszaros called for a motion to approve the January 02, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the January 02, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Zusette Dato seconded the motion.

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

Eric Chubenko stated that 205 Main Street took a lot of work by this board and professional staff. The Business Administrator was phenomenal along with the Mayor. That unsightly corner that sat empty for decades will no longer be that. In the meanwhile, we made a little money with which we can make improvements to the public parking lot. These are very important projects and without that team effort that would have never occurred. Thank you to the board, professionals and everyone involved.

Commissioner Dato commented that this is wonderful, our main drag, Broadway, will give us nice balance and nice appeal. The parking lot could change downtown. Eric Chubenko stated when people have access to parking it is conducive to growth. Mayor Henry added that there were no

public comments on that property during the meeting. Eric Chubenko stated we are all on the same mission, if we have major funding, we first ask the city then the Board of Education. We have our own debt service and obligations. Please welcome Dr. Williams to the board. He will bring knowledge in a different area and collectively we can work together. Commissioner Dato added that the meeting was well publicized so why didn't the public come to ask question and make comments. It is very easy to hide and criticize, you cannot let it bother you. We will continue to do the right thing for the City and this board.

Business Administrator Kales updated everyone on the parking lot. Starting after St. Patrick's Day we will start the lights/sidewalk project on Main St. to August St. Phase 2 will be Augusta St. to Bordentown Ave. hopefully starting in September. I have been working with NJ Transit and the work on the parking lot will happen. I am hopeful that it will be started during phase 2. Transit did say no to putting a parking deck, we can only do the parking lot. We are going to enforce the parking; it will be 2-hour parking during the day. The parking lot will be geared towards businesses. After 6PM, there will not be a limit. Commissioner Dato asked about resident parking. In the near future we are going to start a parking program for residents. Commissioner Dato also asked if the city will announce the lighting project to the residents, Business Administrator Kales responded yes, we will post once we have all the details.

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 Zusette Dato.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff