

SOUTH AMBOY REDEVELOPMENT AGENCY

April 3, 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 04/03/2025 – SARA Accounts
Bill List payable 04/03/2025 – 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 March 6, 2025 Agency Meeting Minutes
- 13. Project updates:
- 14. Discussion:
- 15. Executive Session: M:04-03-2025 :01

Matters affecting potential litigation to which the public body may be party; and matters within the attorney-client privilege relating to same”
- 16. General Comments by Commissioners:
- 17. General Comments by Public:
- 18. Adjournment

South Amboy Redevelopment Agency
BILL LIST
March 7 through April 3, 2025

12:30 PM
 03/28/25
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Mar 7 - Apr 3, 25					
04/03/2025	2946	PSEG CO	Natural Gas @ 141 N Broadway 2/4/25-3/4/25 ARTS	560 · Utilities	363.32
04/03/2025	2947	PSEG CO	Natural Gas @ 141 N Broadway 2/4/25-3/4/25 HISTORY & OFFICE	560 · Utilities	196.58
04/03/2025	2948	City of South Amboy	Reimburse City Internet/Phones MARCH	432 · Telepho...	160.01
04/03/2025	2949	JCP&L	Electric @ 141 N Boradway for 2/20/25-3/17/25	560 · Utilities	186.00
04/03/2025	2950	Historic Downtown Property M...	April Rent for 141 North Broadway ARTS & OFFICE	540 · Rent	2,666.00
04/03/2025	2951	Historic Downtown Property M...	April Rent for 141 North Broadway addtn'l unit-HISTORY	540 · Rent	1,275.00
Mar 7 - Apr 3, 25					4,846.91

South Amboy Redevelopment

Bill List
April 3, 2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
6/3/2024	1672	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 19245 - through 5/31/24	5023-Amboy Development-200 Broadway	300.00
4/4/2024	1673	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 18788 - through 3/31/24	5023-Amboy Development-200 Broadway	1,056.00
2/6/2024	1674	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 18241 - through 1/31/24	5023-Amboy Development-200 Broadway	2379.25
2/25/2025	1675	McManimon, Scotland & Baumann	Prof. Serv. Inv# 237083 - through 1/31/25	5045 - March Development/Claremont	1,106.00
					<u>4,841.25</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MARCH 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

ABSENT: Gary Forshner, Frederick Williams

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

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

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

Kevin Meszaros called for a motion to approve the February 06, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 06, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Tony Gonsalves seconded the motion.

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

Eric Chubenko stated that himself along with the Business Administrator and the Mayor have had meetings on the property adjacent to the Ferry Terminal parking lot. They are in the process of reviewing proposals and potential negotiations on running power through there. 205 Main Street has had planning board approval, there is a time line to accept and utilize the funds, 45 days. Commissioner Dato asked about the solar project on the YMCA, Eric replied we are ready to move forward without a modification to the lease. Business Administrator Kales stated the city is in favor of the solar panels as well. Business Administrator Kales updated everyone on the parking lot, Eric Chubenko stated the monies will be received and we will be waiting on approvals from transit to make these improvements. Mayor Henry stated we introduced the budget to City Council with a \$78 tax reduction to residents. Business Administrator Kales stated we restructured the city and made it more efficient. We closed our year out with a surplus. Long term it will be beneficial to the city.

This is so we can help where we can, this is how we work together. Business Administrator Kales recapped the presentation from the council meeting budget introduction.

Eric Chubenko stated he is excited to see the pilot revenue from the warehouses and next phase of Manhattan Beach that will strengthen the city that much more.

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

M: 04-03-2025 :01

AUTHORIZATION TO MOVE INTO AN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b) (1-9) permits the exclusion of the public from a meeting in certain circumstances;

WHEREAS, the Council is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED, by the South Amboy Redevelopment Agency (SARA) of the City of South Amboy, County of Middlesex and State of New Jersey, as follows:

1. The general nature of the subject matters to be discussed is as follows:

Litigation Matters affecting potential litigation to which the public body may be party; and matters within the attorney-client privilege relating to same
2. It is anticipated at this time that the above stated subject matters will be made public when the matters are concluded or as soon thereafter as it is deemed to be in the public interest to do so.
3. This Resolution shall take effect immediately.

I, Kelly Wolff, Secretary of South Amboy Redevelopment Agency, City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the South Amboy Redevelopment Agency on April 3, 2025.

Kelly Wolff
Secretary

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)						
Zusette Dato						
Rachael Draudt						
Gary Forshner						
Tony Gonsalves						
Christine Noble						
Frederick Williams						