

SOUTH AMBOY REDEVELOPMENT AGENCY

June 5, 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.)

1. Resolution of The South Amboy Redevelopment Agency to appoint Agency Chairman. (M: 06-05-25 :01)
2. Resolution of The South Amboy Redevelopment Agency to appoint Agency Vice Chairman. (M: 06-05-25 :02)
3. Resolution Of The South Amboy Redevelopment Agency Regarding The 2025 Adopted Budget (M: 06-05-25 :03)
4. South Amboy Redevelopment Agency Resolution Designating Official Bank (M: 06-05-25 :04)
5. South Amboy Redevelopment Agency Resolution Designating Official Newspapers (M: 06-05-25 :05)
6. Authorizing Salaries for The Redevelopment Agency (M: 06-06-24 :06)
7. Cash Management Plan (M: 06-05-25 :07)
8. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services Contract for Legal Services Pursuant To A Fair And Open Process (M: 06-05-25 :08)
9. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services – Auditing Contract Pursuant To A Fair And Open Process (M: 06-05-25 :09)
10. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services – Redevelopment Consultants Pursuant To A Fair And Open Process (M: 06-05-25 :10)
11. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Environmental Engineering Pursuant To A Fair And Open Process (M: 06-05-25 :11)
12. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Services As A Financial Advisor – Pursuant To A Fair And Open Process (M: 06-05-25 :12)
13. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Special Legal Counsel Pursuant To A Fair And Open Process (M: 06-05-25 :13)
14. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Planning Services – Pursuant To A Fair And Open Process (M: 06-05-25 :14)
15. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Special Services Engineering Services– Pursuant To A Fair And Open Process (M: 06-05-25 :15)

B. Payment of Invoices:
(*Bill lists to be distributed at meeting.*)

1. Bill List payable 06/05/2025 – SARA Accounts
Bill List payable 06/05/2025 – 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 May 1, 2025 Agency Meeting Minutes
13. Project updates:
14. Discussion:
15. Executive Session: Matters affecting potential litigation to which the public body may be party; and matters within the attorney-client privilege relating to same” M: 06-05-2025 :16
16. General Comments by Commissioners:
17. General Comments by Public:
18. Adjournment

M: 06-05-25 :01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that _____ is hereby appointed as the Chairman for the year July 1, 2025 through June 30, 2026.

BE IT FURTHER RESOLVED, that the Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

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

M: 06-05-25 :02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A VICE-CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that _____ is hereby appointed as the Vice-Chairman for the year July 1, 2025 to June 30, 2026.

BE IT FURTHER RESOLVED, that the Vice-Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

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

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DESIGNATING OFFICIAL BANK

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") pursuant to N.J.S.A. 40A: 12A- 1 *et seq.* is a validly created municipal entity in the State of New Jersey; and

WHEREAS, the Agency has been charged by the South Amboy City Council with the responsibility of redeveloping the City's waterfront and related properties; and

NOW, THEREFORE, IT IS RESOLVED, by the South Amboy Redevelopment Agency that the following banks are designated as the Agency's official depositories of funds for the fiscal year July 1, 2025-June 30, 2026:

- 1) Amboy National Bank
- 2) The Provident Bank

BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Secretary as evidence of the Agency's action in this regard.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

M: 06-05-25 :05

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DESIGNATING OFFICIAL NEWSPAPERS

BE IT RESOLVED by the South Amboy Redevelopment Agency that the following newspapers are hereby designated the official newspapers of the Agency for the fiscal year July 1, 2025-June 30, 2026:

- (1) The Home News and Tribune
- (2) The Star Ledger

BE, IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

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

M: 06-05-25 :06

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

AUTHORIZING SALARIES FOR THE REDEVELOPMENT AGENCY

**EMPLOYEES TO BE REIMBURSED BY THE AGENCY
TO THE CITY OF SOUTH AMBOY**

WHEREAS, the City of South Amboy utilizes its payroll system to advance payment of the salaries of certain employees of the South Amboy Redevelopment Agency (the "Agency"), with the understanding that the Agency will reimburse said salaries.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency, that the Agency authorizes the reimbursement to the City of the following employees' salaries plus fringe (i.e., applicable federal taxes):

- 1) Eric Chubenko \$ 42,543.00
- 2) Kelly Wolff \$ 8,382.00
- 3) Daniel Balka \$ 6,260.00
- 4) Kristal Manion \$ 7,720.00

Kevin F. Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: June 5, 2025

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

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

ADOPTING CASH MANAGEMENT AND CHECK WRITING POLICY

WHEREAS, the South Amboy Redevelopment Agency desires to adopt a formal cash management and check writing policy;

NOW THEREFORE BE AND IT HEREBY IS RESOLVED, by the South Amboy Redevelopment Agency that the following CASH MANAGEMENT AND CHECK WRITING POLICY is hereby adopted:

Policy:

The South Amboy Redevelopment Agency hereby establishes a cash management and check writing policy that outlines internal controls over our financial matters, specifically for receipts and deposits, and identifies the individuals who are authorized to sign checks on its behalf. This will be utilized to maintain appropriate internal controls as well as to offer instructions to depositories so that there is a clear understanding regarding this matter.

An approved Corporate Authorization Resolution shall be maintained at each designated financial institution bearing authorized check writing signatures and the number of signatures required. All deposits are required to be 100% secured and collateralized regardless of type (i.e. checking, savings, CD, etc.) as required by State and Federal Law. The Agency adheres to the practice of maintaining its deposits in only permitted investments, with the highest possible yield and the greatest liquidity.

Check Writing:

A check register shall be maintained at all times indicating the date, payee and amount of each check issued as well as a copy of each check voucher accompanied by full back up documentation such as authorized purchase orders, invoices, receipts, etc.

All checks shall bear two signatures, which may be the Executive Director, Treasurer, Chairman or Vice Chairman. The supporting data for each check shall be available for the signer to review at the time of signing.

The Board of Commissioners shall review the bill list each month and shall approve by verbal resolution their concurrence with the payment of such bills.

The South Amboy Redevelopment Agency may establish procedures for automated signatures.

Receipts and Deposits:

The South Amboy Redevelopment Agency will receive all payments pertaining to the Agency both over the counter and through the mail. No cash is allowed to be received without authorization of the Executive Director. The Agency bookkeeping staff will then endorse all checks and money orders with the Authority's designated bank deposit account number and deposit as soon as possible thereafter. The Agency bookkeeping staff will apply the receipts to the receipt's ledger. A copy of the deposit tickets and payments are then filed in the Agency bookkeeping staff office and maintained in the receipt's ledger. The bookkeeper will reconcile the receipts ledger against the bank statement.

This policy rescinds all previous authorization policies and shall become effective upon its adoption.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

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

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain legal services to assist the Agency in connection with various legal matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate(s), and determined in accordance with established criteria that Rainone Coughlin Minchello ("RCM") is the best qualified candidate for the position; and

WHEREAS, RCM has proposed to provide the services, described in the attached proposal for a sum not to exceed \$30,600.00 (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain RCM to provide the services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$ 30,600.00 therefore and a copy of said certification shall be attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT

AGENCY that Rainone Coughlin Minchello shall be and is hereby retained to represent the Agency in the capacity of General Counsel for the period July 1, 2025 through June 30, 2026, and to perform the duties set forth in the attached proposal, at the rate of \$2,500.00 per month and limited in aggregate to an amount not to exceed \$ 30,600.00, (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that. subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Legal Counsel

Rainone Coughlin Minchello

555 US -1

Iselin, NJ 08830

Not to exceed \$30,600.00

July 1, 2025 – June 30, 2026

M: 06-05-25 :09

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES-AUDITING
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of auditing; and accounting services to the Agency in connection with the annual budget and various matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate, and determined in accordance with established criteria that PKF O'Connor Davies LLP is the best qualified candidate for the position; and

WHEREAS, PKF O'Connor Davies LLP has proposed to provide the auditing services, described in the attached agreement for a sum not to exceed \$ 11,200.00; and accounting support services on an individual engagement basis, in accordance with the rate schedule included in the proposal

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain PKF O'Connor Davies LLP to provide the services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$11,200.00 therefore and a copy of said certification shall be attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that PKF O'Connor Davies LLP shall be and is hereby retained to perform auditing services, and accounting support services, for the Agency for the period July 1, 2025 through June 30, 2026, and to perform the duties set forth in the attached engagement letter and limited in aggregate to an amount not to exceed \$ 11,200.00, SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that PKF O'Connor Davies LLP shall perform budget preparation services in accordance with the attached proposal.

BE IT FURTHER RESOLVED, that subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

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Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Auditing

PKF O'Connor Davies LLP
300 Tice Blvd., Suite 315
Woodcliff Lake, NJ 07677

Not to exceed \$11,200.00

July 1, 2025 – June 30, 2026



M: 06-05-25 :10

SOUTH AMBOY REDEVELOPMENT AGENCY

**RESOLUTION
AWARDING A CONSULTING AGREEMENT**

WHEREAS, the South Amboy Redevelopment Agency (the "AGENCY") has the need for consulting services to assist the Agency in various aspects of the redevelopment process and in the negotiations, management and oversight of the Agency's various redevelopment agreements; and

WHEREAS, the consulting to be provided by Beacon Planning and Consulting Services, LLC, Colts Neck, New Jersey; NW Financial Group LLC, Hoboken, New Jersey; ("The FIRM") are being obtained through a fair and open process; and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as consultants to provide special services set forth in the proposal annexed hereto and incorporated herein; and

BE IT FURTHER RESOLVED, that the Agency Executive Director and Agency Secretary on behalf of the Agency are authorized to execute the agreement with the Firm.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Redevelopment Consulting Services

NW Financial Group, LLC

522 Broad Street

Bloomfield, NJ 07003

Beacon Planning and Consulting Services

315 State Highway 34, Suite 129

Colts Neck, NJ 07722

Per package

July 1, 2025 – June 30, 2026

CHARTERED BY

M: 06-05-25 :11

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENVIRONMENTAL ENGINEERING PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of environmental engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of Potomac Hudson Environmental, Inc., South Amboy, New Jersey; French and Parrello Associates Inc., Wall, New Jersey; Suburban Consulting Engineers, Flanders, New Jersey; Prestige Environmental., Somerset, New Jersey; CME Associates, Monmouth Junction, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified

Firms as environmental engineers to provide the services set forth in their respective proposals annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Potomac Hudson Environmental, Inc., South Amboy, New Jersey; French and Parrello Associates Inc., Wall, New Jersey; Suburban Consulting Engineers, Flanders, New Jersey; Prestige Environmental, Somerset, New Jersey; CME Associates, Monmouth Junction, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); shall be and are hereby approved to represent the Agency in the capacity of Environmental Engineer for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

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Email: SARA@southamboynj.gov

www.southamboynj.gov

Environmental Engineering Services

Potomac-Hudson Environmental, Inc
PO Box 7, 207 South Stevens Street
South Amboy, NJ 08879

French & Parrello Associates
1800 Route 34, Suite 101
Wall Township, NJ 0719

Suburban Consulting Engineers
96 US Highway 206 Suite 101
Flanders, BH 07836

Prestige Environmental Inc.
220 Davidson Ave, Suite 307
Somerset, NJ 08873

CME Consulting & Municipal Engineers
1 Tower Center, 20th Floor
East Brunswick, NJ 08816

Colliers Engineering & Design
2000 Midlantic Drive, Suite 100
Mount Laurel, NJ 08054

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :12

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM SERVICES AS A
FINANCIAL ADVISOR-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of financial advisory services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm NW Financial Group LLC, Hoboken, New Jersey are qualified for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rate set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firm to provide the services set forth in their proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to

exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that, NW Financial Group shall be and are hereby approved to represent the Agency in the capacity of financial advisors for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Financial Consulting Services

NW Financial Group, LLC
522 Broad Street
Bloomfield, NJ 07003

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :13

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-SPECIAL LEGAL COUNSEL PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain Special Legal Counsel services to assist the Agency in connection with specialized areas of the law including but not limited to financing in connection with redevelopment projects, litigation, and bonding; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the Firms of McManimon, Scotland, and Baumann Roseland, New Jersey; Florio, Kenny, Raval, Lyndhurst, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firm as special counsel to provide the services set forth in the proposal annexed hereto and

incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that the Firm of McManimon, Scotland, and Baumann Roseland, New Jersey; Florio, Kenny, Raval, Lyndhurst, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); in the capacity of Special Counsel for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency from time to time, at separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Special Legal Counsel

McManimon Scotland Baumann
75 Livingston Avenue
Roseland, NJ 07068

Florio Kenny Raval LLP
125 Chubb Avenue, Suite 310-N
Lyndhurst, NJ 07071

Rainone Coughlin Minchello
555 US-1
Iselin, NJ 08830

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :14

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDENTS TO PERFORM PLANNING SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of planning services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of Harbor Consultants, Cranford, New Jersey and Beacon Planning and Consulting services, L.L.C., Colts Neck, New Jersey; and Colliers Engineering & Design, Mt. Laurel, New Jersey (the "Qualified Firms"); are qualified to provide the services; and

WHEREAS, the Qualified Firms has proposed to provide the services, described in the attached proposals, schedule 1, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms as planners to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Harbor Consultants, Beacon Planning and Consulting Services and Colliers Engineering & Design shall be and are hereby approved to represent the Agency in the capacity of Planner for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

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Redevelopment Agency Planer

Colliers Engineering & Design
2000 Midlantic Dr., Suite 100
Mt. Laurel, NJ 08054

Beacon Planning and Consulting Services, LLC
315 State Highway 34, Suite 129
Colts Neck, NJ 07722

Harbor Consultants Inc.
Engineers, Planners, Surveyors
320 North Avenue East
Cranford, NJ 07016

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :15

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES- SPECIAL ENGINEERING SERVICES PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of special engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of French and Parrello Associates, Wall, New Jersey; Suburban Consulting Engineers, Wall, New Jersey; CME Associates, Parlin, New Jersey; Harbor Consultants, Cranford, New Jersey; are qualified candidate for the position, together (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as engineers to provide special services engineering services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that French and Parrello Associates, Suburban Consulting Engineers, Harbor Consultants, CME Associates are hereby qualified to represent the Agency in the capacity of Special Services Engineer for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency from time to time, in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

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

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Special Engineering Services

French & Parrello Associates
1800 Route 34, Suite 101
Wall Township, NJ 0719

Suburban Consulting Engineers
96 US Highway 206 Suite 101
Flanders, BH 07836

CME Consulting & Municipal Engineers
3141 Bordentown Avenue
Parlin, NJ 08859

Harbor Consultants Inc.
Engineers, Planners, Surveyors
320 North Avenue East
Cranford, NJ 07016

Per package

July 1, 2025 – June 30, 2026

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Architectural Services

No Bids Received

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Valuation Services

No Bids Received

South Amboy Redevelopment Agency
BILL LIST
May 2 through June 5, 2025

1:28 PM
 06/02/25
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
May 2 - Jun 5, 25					
06/05/2025	2957	PKF O'Connor Davies, LLP	Preparation of the 25/26 Agency Budget	404 · Other P...	1,935.00
06/05/2025	2958	City of South Amboy	Reimburse Internet/Phones @141 N Broadway April, May, June 2025	432 · Telepho...	525.03
06/05/2025	2959	City of South Amboy	Reimburse for Payroll January - June 2025 & FICA/SS/SDI	501 · Salaries...	34,073.62
06/05/2025	2960	City of South Amboy	Reimburse City for 2025 SARA Mtg Advertising	431 · Newspra...	25.74
06/05/2025	2961	PSEG CO	Natural Gas @ 141 N Broadway for 4/3 to 5/5/25 ARTS	560 · Utilities	113.53
06/05/2025	2962	PSEG CO	Natural Gas @ 141 N Broadway for 4/3 to 5/5/25 HISTORY & OFFICE	560 · Utilities	83.65
06/05/2025	2963	JCP&L	Electric at 141 N Broadway for 4/17 to 5/15/25	560 · Utilities	261.78
May 2 - Jun 5, 25					37,018.35

South Amboy Redevelopment

Bill List
6/5/2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
5/16/2025	1678	McManimon, Scotland & Baumann	Prof. Serv. Inv# 241067 - through 4/30/25	5045 - March Development/Clairemont	908.50
5/8/2025	1679	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 222488 - through 4/30/25	5023-200 S.Broadway-Amboy Development	819.47
					1,727.97

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 01, 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, Christine Noble, Gary Forshner

ABSENT: Tony Gonsalves, Frederick Williams

Also, in attendance: Eric Chubenko, Executive Director
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. Rachal Draudt seconded the motion.

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

Eric Chubenko introduced the budget.

Gary Forshner asked if there was a line item for the warehouses. Eric Chubenko replied that we are confident to put in the \$2,500 per unit and we will have that. Gary Forshner then asked if utility increases were included for the SARA rental.

Kevin Meszaros called for a motion to approve budget introduction. A motion to approve was made by Gary Forshner. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes; Noble– Yes
Kevin Meszaros called for a motion to approve the April 03, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the April 03, 2025, Agency Meeting Minutes as presented was made by Zusette Dato. Gary Forshner seconded the motion.

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

Eric Chubenko updated on various projects. We received our second payment for the \$250,000 for the 205 Main St. project, it has been deposited, it will be in our general reserves. We set up a meeting with the YMCA, we have worked very hard to offer everything possible to continue success to the YMCA. We will schedule another executive session.

Gary Forshner asked where do utilities appear in the budget. Eric Chubenko replied he thinks it will fall under building maintenance, but will speak to the firm that prepared the budget and have an answer.

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 Gary Forshner.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff

M: 06-05-2025 :16

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 June 5, 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						