

SOUTH AMBOY REDEVELOPMENT AGENCY

July 22, 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)		
Gary Forshner (Vice Chair)		
Zusette Dato		
Rachael Draudt		
Tony Gonsalves		
Christine Noble		
Frederick Williams		

Also in Attendance:

Eric Chubenko, Executive Director _____

C.J. Coughlin, Esq., General Counsel _____

*Presentation by March Development

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

- A. Professional Appointments/Agency Resolutions:
(*Resolution to be distributed at meeting.*)
 - 1. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Architectural Services - Pursuant To A Fair And Open Process (M: 07-22-25 :01)
 - 2. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Services – Valuation Services – Pursuant To A Fair And Open Process (M: 07-22-25 :02)
 - 3. RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH MANHATTAN BEACH PHASE I URBAN RENEWAL, LLC (M: 07-22-25 :03)

- B. Payment of Invoices:
(*Bill lists to be distributed at meeting.*)
 - 1. Bill List payable 07/22/2025 – SARA Accounts
Bill List payable 07/22/2025 – 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 June 5, 2025 Agency Meeting Minutes
- 13. Project updates:
- 14. Discussion:
- 15. Executive Session
- 16. General Comments by Commissioners:
- 17. General Comments by Public:
- 18. Adjournment

M: 07-22-25 :01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM ARCHITECTURAL
ARCITECTURAL 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 architectural 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 of Michael V Testa, Manalapan, New Jersey and DMR Architects, Hasbrouck Heights, New Jersey; 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 architects 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 Michael V Testa and DMR Architects shall be and are hereby approved to represent the Agency in the capacity of Architect for the period July 22, 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 Wolff, Secretary

Meeting Date: July 22, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)						
Gary Forshner (Vice Chair)						
Zusette Dato						
Rachael Draudt						
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

Architectural Services

Michael V Testa, Architect

701 Tennent Road, Suite 201

Manalapan, NJ 07726

DMR Architects

777 Terrace Avenue, Suite 607

Hasbrouck Heights, NJ 07604

Per Package

July 22, 2025 – June 30, 2026

M: 07-22-25 :02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM VALUATION
AND CONSULTING 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 valuation and assessing 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 NJ Realty and Advisory Group, LLC, Fords, New Jersey are qualified for the position, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have 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 Firms to provide the services set forth in their proposals 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 NJ Realty and Advisory Group, LLC, Fords, New Jersey shall be and is hereby approved to represent the Agency in the capacity of assessor and valuation consultants for the period July 22, 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: July 22, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)						
Gary Forshner (Vice Chair)						
Zusette Dato						
Rachael Draudt						
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

Valuation Services

New Jersey Realty Advisory Group, LLC
59 Remmey Street
Fords, NJ 08863

Per package

July 22, 2025 – June 30, 2026



**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY
AUTHORIZING FIRST AMENDMENT TO REDEVELOPMENT
AGREEMENT WITH MANHATTAN BEACH PHASE I URBAN
RENEWAL, LLC**

WHEREAS, the City of South Amboy (the “**City**”), through the City Council, has designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lot 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the “**LRHL**”) and the redevelopment laws which preceded it; and

WHEREAS, the City enacted the “Beach Club District Redevelopment Plan” on December 17, 2014, as amended and supplemented on December 19, 2018, and as may be further amended and supplemented from time to time (collectively, the “**Redevelopment Plan**”), which governs redevelopment in the Redevelopment Area, including that portion of the Redevelopment Area comprised of Block 161.02, Lots 20, 23, 24 and 24.01 (the “**Site**”); and

WHEREAS, the South Amboy Redevelopment Agency (“**SARA**”) previously duly designated Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as master redeveloper of the Redevelopment Area, and the City and SARA entered into that certain tri-party Amended and Restated Redevelopment Agreement with Master Redeveloper (the “**Master Redevelopment Agreement**”) relating thereto; and

WHEREAS, in accordance with the LRHL and the Master Redevelopment Agreement, SARA and Manhattan Beach Phase I Urban Renewal, LLC (the “**Redeveloper**”) entered into that certain Redevelopment Agreement dated March 1, 2022, designating Redeveloper as the “redeveloper” of the Site to effectuate the redevelopment thereof (the “**Subredevelopment Agreement**”); and

WHEREAS, the original project contemplated by the Subredevelopment Agreement was a three (3) phase residential development located on the Site, consisting of approximately 486 market rate rental residential units, 722 parking spaces, and related Site improvements (the “**Original Project**”); and

WHEREAS, since the execution of the Subredevelopment Agreement, Redeveloper has proposed modifications to the Original Project, some of which are meant to address market realities based, in part, on the demand for for-sale residential housing, but which nonetheless change the scope of the Original Project; and

WHEREAS, Redeveloper seeks to amend the Original Project to consist of a nine (9) phase residential community development on the Site, consisting of approximately 196 residential units, up to 493 parking spaces, amenity areas, and related Site improvements (the “**Project**”); and

WHEREAS, in order to memorialize the changes to the scope of the Project and clarify the Project details, SARA and Redeveloper desire to enter into a First Amendment to the Subredevelopment Agreement.

NOW THEREFORE BE IT RESOLVED by the Commissioners of SARA that:

Section 1. The recitals hereof are incorporated herein as if set forth at length.

Section 2. SARA hereby approves the First Amendment to Redevelopment Agreement and the Chairperson and/or the Executive Director are hereby authorized to execute said First Amendment to Redevelopment Agreement in substantially the form as that on file with SARA, subject to such additions, deletions, modifications or amendments deemed necessary by such officer in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate actions to effectuate the foregoing agreement.

Section 3. This resolution shall take effect immediately.

Kevin Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: July 22, 2025

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

FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT

This **FIRST AMENDMENT** to Redevelopment Agreement (the “**First Amendment**”) is made and entered into as of this ___ day of _____, 2025 (the “**Effective Date**”), by and between the **SOUTH AMBOY REDEVELOPMENT AGENCY**, a redevelopment agency organized under the laws of the State of New Jersey, having an address at 140 North Broadway, South Amboy, New Jersey 08879 (“**SARA**”), and **MANHATTAN BEACH PHASE I URBAN RENEWAL, LLC**, a New Jersey limited liability company, having an address at c/o Claremont Development, 32 Mount Kemble Avenue, Morristown, New Jersey 07960, and its permitted successors and assigns (the “**Redeveloper**” and together with SARA, the “**Parties**” and each a “**Party**”).

RECITALS

WHEREAS, the City of South Amboy (the “**City**”), through the City Council, has designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lot 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**LRHL**”) and the redevelopment laws which preceded it; and

WHEREAS, the City enacted the “Beach Club District Redevelopment Plan” on December 17, 2014, as amended and supplemented on December 19, 2018, and as may be further amended and supplemented from time to time (collectively, the “**Redevelopment Plan**”), which governs redevelopment in the Redevelopment Area, including that portion of the Redevelopment Area comprised of Block 161.02, Lots 20, 23, 24 and 24.01 (the “**Site**”); and

WHEREAS, SARA previously duly designated Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as master redeveloper of the Redevelopment Area, and the City and SARA entered into that certain tri-party Amended and Restated Redevelopment Agreement with Master Redeveloper (the “**Master Redevelopment Agreement**”) relating thereto; and

WHEREAS, in accordance with the LRHL and the Master Redevelopment Agreement, SARA and Redeveloper entered into that certain Redevelopment Agreement dated March 1, 2022, designating Redeveloper as the “redeveloper” of the Site to effectuate the redevelopment of the Site (the “**Subredevelopment Agreement**”); and

WHEREAS, the original project contemplated by the Subredevelopment Agreement was a three (3) phase residential development located on the Site, consisting of approximately 486 market rate rental residential units, 722 parking spaces, and related Site improvements (the “**Original Project**”); and

WHEREAS, since the City’s approval of the Subredevelopment Agreement, Redeveloper has proposed modifications to the Original Project, some of which are meant to address market realities based, in part, on the demand for for-sale residential housing, but which nonetheless change the scope of the Original Project, warrant a refinement of the Concept Plan (defined herein) and minor amendments to the Subredevelopment Agreement; and

WHEREAS, Redeveloper seeks to amend the Original Project to consist of a nine (9) phase residential community development on the Site, consisting of approximately 196 residential units, up to 493 parking spaces, amenity areas, and related Site improvements, as further described in the Concept Plan (defined herein) attached hereto as **Exhibit A-1** (the “**Project**”); and

WHEREAS, the aforementioned phases comprising the Project will include: approximately 18 for-sale residential units in Phase 1 (“**Phase 1**”); approximately 18 for-sale residential units in Phase 2 (“**Phase 2**”); approximately 26 for-sale residential units in Phase 3 (“**Phase 3**”); approximately 18 for-sale residential units in Phase 4 (“**Phase 4**”); approximately 26 for-sale residential units in Phase 5 (“**Phase 5**”); approximately 18 for-sale residential units in Phase 6 (“**Phase 6**”); approximately 26 for-sale residential units in Phase 7 (“**Phase 7**”); approximately 22 for-sale residential units in Phase 8 (“**Phase 8**”); and approximately 24 for-sale residential units in Phase 9 (“**Phase 9**”); and

WHEREAS, in order to memorialize the changes to the scope of the Project and clarify the Project details, the City and Redeveloper have agreed to enter into this First Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Parties, and for the benefit of the Parties hereto and general public, and to implement the purposes of the LRHL and the Redevelopment Plan, the Parties do hereby covenant and agree, each with the other as follows:

SECTION 1.1 Construction.

The foregoing recitals are hereby incorporated in this First Amendment by reference as if set forth herein at length. All capitalized terms not defined herein shall have the meanings set forth in the Subredevelopment Agreement. Other than as specifically modified by this First Amendment, all other terms, conditions and obligations of the Subredevelopment Agreement shall remain unmodified and in full force and effect.

SECTION 1.2 Definitions.

Article I, Section 1.1, the definitions of “Concept Plan”, “Project”, and “Schedule” are hereby deleted and replaced with the following:

“**Concept Plan**” shall mean the concept plan attached to this First Amendment as **Exhibit A-1**, which may be amended with SARA’s consent, outlining a detailed plan for development on the Site in accordance with the provisions of the Subredevelopment Agreement as amended by this First Amendment, the Redevelopment Plan as amended to permit the Project, and Applicable Law.

“**Project**” shall have the meaning set forth in the Recitals.

“**Schedule**” shall mean the schedule for the Commencement and Completion of the Project, including the Affordable Housing Component, all as set forth in **Exhibit B-1** attached to this First Amendment.

SECTION 1.3 Exhibits

(a) Exhibit A – Concept Plan.

Exhibit A to the Subredevelopment Agreement (Concept Plan) is hereby deleted and replaced with the amended Concept Plan attached hereto as **Exhibit A-1**.

(b) Exhibit B – Schedule.

Exhibit B to the Subredevelopment Agreement (Schedule) is hereby deleted and replaced with the amended Schedule attached hereto as **Exhibit B-1**.

SECTION 2.1 Conditions Precedent. In furtherance of Section 2.3(g), an amended and restated financial agreement pursuant to the Long Term Tax Exemption Law on terms satisfactory to Redeveloper and the City with respect to the revised Project (as defined in this First Amendment) shall be a condition precedent pursuant to Section 2.3 of the Subredevelopment Agreement, provided that nothing herein shall obligate the City to enter into an amended and restated financial agreement or otherwise provide financial support.

SECTION 3.1 Implementation of the Project.

Article III, Section 3.1(a) is hereby deleted and replaced with the following:

(a) Redeveloper agrees, at its sole cost and expense, to implement the Project consistent with the Redevelopment Plan, as amended from time to time, and in accordance with this Agreement, as amended by the First Amendment, including, but not limited to, the Concept Plan and the Schedule attached hereto as **Exhibit A-1** and **Exhibit B-1**, respectively, subject to the conditions precedent set forth Section 2.3, and the last sentence of Section 3.5. The development to be constructed as part of the Project and the related Concept Plan may be amended from time to time with SARA's approval, which may be granted in SARA's sole discretion, upon a showing from the Redeveloper that the request for amendment is driven by forces, factors, or circumstances that occur subsequent to the Effective Date and affect the development or marketability of the Project or Phase thereof, including but not limited to a general decline in market demand for the development product envisioned in the Concept Plan, technological advances rendering the Concept Plan obsolete or less than optimal for the market, and other long-term trends that may be expected to require adjustment of the Concept Plan over the build-out period. The Project shall only contain those uses permitted in the Redevelopment Plan, which may be amended from time to time, including townhomes. Notwithstanding the above or anything herein to the contrary, in no event shall there be: (i) any retail or commercial uses on the Site or (ii) more than 486 residential units on the Site; provided, however, that if necessary, all or a portion of the Affordable Housing Component may be constructed on the Site.

SECTION 3.2 Ferry Terminal.

(a) Article III, Section 3.5.4, Ferry Terminal, is hereby deleted in its entirety.

SECTION 4.1 Payments to SARA.

(a) Article IV, Section 4.1(b) is hereby deleted and replaced with the following:

In addition, Redeveloper shall pay to SARA one-time fees of Four Thousand Dollars (\$4,000) for each for-sale market-rate residential unit at the time of the issuance of a Certificate of Occupancy for each such unit.

SECTION 4.2 Public Improvements.

(a) Article IV, Section 4.1 is amended to add the following new subsection (d):

Prior to the issuance of a Certificate of Occupancy for Phase 3, the Redeveloper shall construct parking or similar public improvements, in accordance with plans and/or specifications mutually agreed upon by SARA and the Redeveloper; provided, however, that the cost of such improvements shall not exceed \$200,000.

SECTION 5.1 Affordable Housing Requirement.

(a) Article V, Section 5.1(a) is hereby amended by deleting “forty-eight (48)” and substituting “no less than forty (40) nor more than fifty-four (54)” in its place, and by deleting “48-unit” and substituting “affordable housing” in its place.

(b) Article V, Section 5.1(d) is hereby deleted in its entirety and the subsequent section, currently lettered as Article V, Section 5.1(e), is relettered as Article V, Section 5.1(d).

SECTION 7.1 Permitted Transfers.

(a) Article X, Section 10.2(a)(v) is hereby amended by adding the terms “or an Affiliate of Redeveloper;” after the word “Redeveloper”.

SECTION 8.1 Miscellaneous.

(a) Entire Agreement; Full Force; Signatures. The Subredevelopment Agreement, as amended by this First Amendment, contains the entire agreement of the Parties with respect to the subject matter hereof. No provision hereof may be modified or waived orally, but only by an agreement in writing signed by the Party against whom enforcement of any waiver, change, modification, extension or discharge is sought. Unless otherwise set forth herein, the terms and conditions of the Subredevelopment Agreement remain in full force and effect. This First Amendment may be executed in counterparts, which together shall constitute the same instrument.

(b) Conditional Amendment. Notwithstanding anything to the contrary, this First Amendment is conditioned upon the adoption by the City of an ordinance in final, unappealable form that amends the Redevelopment Plan so as to permit the revised Project (as defined in this First Amendment) without the Project requiring any material deviations from the bulk standards governing the revised Project. If such amendment to the Redevelopment Plan is not adopted within six (6) months of the date of this First Amendment, Redeveloper in its sole discretion may terminate this First Amendment (with or without terminating the underlying Subredevelopment Agreement, in its sole discretion). Nothing herein shall require or obligate the City to adopt such an ordinance.

[Remainder of Page Intentionally Blank; Signature Page Follows.]

IN WITNESS WHEREOF, the Parties hereto have caused this First Amendment to be executed, all as of the date first above written.

**SOUTH AMBOY REDEVELOPMENT
AGENCY**

ATTEST:

By: _____
Name:
Title:

**MANHATTAN BEACH PHASE I URBAN
RENEWAL, LLC**

ATTEST:

By: _____
Name:
Title:

EXHIBIT A-1

Concept Plan

[attached]

EXHIBIT B-1

Schedule

Submit Site Plan Application for the Project	Within 60 days of the Effective Date
Commence Construction on Phase 1	6 Months following Receipt of all Final and Unappealable Local, State and Federal Approvals
Complete Construction on Phase 1	12 Months after Commencement of Phase 1
Commence Construction on Phase 2	6 Months following Completion of Phase 1
Complete Construction on Phase 2	6 Months following Commencement of Phase 2
Commence Construction on Phase 3	6 Months following Commencement of Phase 2
Complete Construction on Phase 3	6 Months following Commencement of Phase 3
Commence Construction on Phase 4	6 Months following Commencement of Phase 3
Complete Construction on Phase 4	6 Months following Commencement of Phase 4
Commence Construction on Phase 5	6 Months following Commencement of Phase 4
Complete Construction on Phase 5	6 Months following Commencement of Phase 5
Commence Construction on Phase 6	6 Months following Commencement of Phase 5
Complete Construction on Phase 6	6 Months following Commencement of Phase 6
Commence Construction on Phase 7	6 Months following Commencement of Phase 6
Complete Construction on Phase 7	6 Months following Commencement of Phase 7
Commence Construction on Phase 8	6 Months following Commencement of Phase 7
Complete Construction on Phase 8	6 Months following Commencement of Phase 8
Commence Construction on Phase 9	6 Months following Commencement of Phase 8
Complete Construction on Phase 9	6 Months following Commencement of Phase 9
Submit Site Plan Application for Affordable Housing Component	On or before Commencement of Phase 7, provided all conditions in Section 5.1(b) of the

	Redevelopment Agreement, as amended, are satisfied
Commence Construction on Affordable Housing Component	6 Months following Receipt of all Final and Unappealable Local, State and Federal Approvals
Complete Construction on Affordable Housing Component	6 Months after Commencement of Affordable Housing Component

FAR Planning

July 16th, 2025

CP South Amboy LLC
Mr. Anthony Marchigano, Principal and Managing Partner
32 Mt. Kemble Avenue
Morristown, NJ 07960

**Re: The Beach Club District Redevelopment Plan – School Age Children Memorandum
FAR Planning: 2025-013**

Mr. Marchigano,

Per your request, FAR Planning was asked to put together information pertaining to the projected number of School Age Children (SAC) for the proposed Beach Club District site plan, which includes a total of 196 market rate, multi-family townhomes / stacked flats with 98 two-bedroom units and 98 three-bedroom units. The analysis assumes a household income of over \$100,000. It is also my understanding a separate 100% affordable housing project will be constructed on a separate site that will be clarified as part of a future Redeveloper's Agreement.

Applying demographic multipliers published by the 2018 Rutgers Center for Real Estate Report, the estimated public school-age population produced by the development across grades K-12 would be **approximately 89 children**. There are two additional factors that need to be considered in order to determine the projected number of school age children that would likely attend the South Amboy public school system.

Based on data provided by ED Choice as of 2024, 81.6% of school age children in New Jersey attend a traditional public school with the other 18.4% attending private, magnet, charter or homeschool options. In addition, it is estimated that approximately 10% of the units will be secondary vacation units, which would not include any school age children. Based on these two factors it is estimated the project will generate **approximately 66 school age children** that will attend the South Amboy public school system.

Table 1 ~ Projected Public School Age Population:

Unit Type	Units	Multiplier	Projected SAC	Projected South Amboy SAC (assumes 10% secondary homes and 81.6% public school)
Market Rate 2 Bdrm	98	28.2	27.63	20.7
Market Rate 3 Bdrm	98	61.8	60.56	44.47
Total	196		89	66

Based on information provided on the South Amboy Public School District website, the 2025 estimated number of students is 1,152, which would indicate the proposed development will increase the student population by 5.7%. According to the NJ School Performance Report, the District had a student to teacher ratio of 13:1. The South Amboy School District has a lower (better) student-teacher ratio than the national average of 16:1.

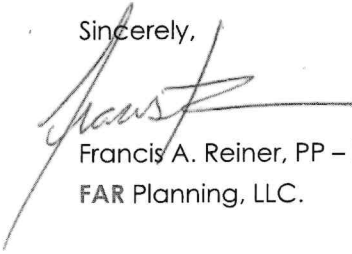
South Amboy Public School District: Annual Budget Report – Advertised Enrollments

2025 1,152 (estimated)
2024 1,159
2023 1,189
2022 1,152
2021 1,147

It is the opinion of this memorandum, the proposed development will add value and quality to the site, the neighborhood and the community at large. The proposed 196 unit multi-family townhome / stacked flat project verse the previously considered 499 unit multi-family project will provide less transient users and the project will not create excessive demand or undue impacts to the school system, recreational amenities or municipal services in comparison to the previously proposed multifamily project. The overall socio-economic impact on the community will be positive.

Please let me know if there is any additional information you would like to provide pertaining to the estimated number of school age and public-school age children projected for the Beach Club Redevelopment Plan project.

Sincerely,



Francis A. Reiner, PP – LLA - Senior Project Manager
FAR Planning, LLC.

South Amboy Redevelopment Agency BILL LIST

June 6 through July 22, 2025

2:55 PM
07/21/25
Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jun 6 - Jul 22, 25					
07/01/2025	2964	Historic Downtown Property M...	July Rent for 141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
07/01/2025	2965	Historic Downtown Property M...	July Rent 141 N Broadway addtl unit HISTORY	540 · Rent	1,275.00
07/22/2025	2966	PKF O'Connor Davies, LLP	Invoice #950963 25/26 Budget DLGS response & adoption resolution	404 · Other P...	495.00
07/22/2025	2967	JCP&L	Electric @ 141 N Broadway for 5/16-6/16	560 · Utilities	325.62
07/22/2025	2968	City of South Amboy	Reimburse City for Internet/Phones - July	432 · Telepho...	175.01
07/22/2025	2969	PSEG CO	Natural gas @ 141 N Broadway 5/6-6/4 HISTORY & OFFICE	560 · Utilities	27.37
07/22/2025	2969	PSEG CO	Natural gas @ 141 N Broadway 6/5-7/2 HISTORY & OFFICE	560 · Utilities	28.56
07/22/2025	2970	PSEG CO	Natural gas @ 141 N Broadway 5/6-6/4 ARTS	560 · Utilities	63.35
07/22/2025	2970	PSEG CO	Natural gas @ 141 N Broadway 6/5-7/2 ARTS	560 · Utilities	28.97
07/22/2025	2971	Historic Downtown Property M...	August Rent - 141 N Broadway Arts & Office	540 · Rent	2,666.00
07/22/2025	2972	Historic Downtown Property M...	August Rent - 141 N Broadway (addtl unit) HISTORY	540 · Rent	1,338.00
07/22/2025	2973	Historic Downtown Property M...	September Rent - 141 N Broadway (addtl unit) HISTORY	540 · Rent	1,338.00
07/22/2025	2974	Historic Downtown Property M...	September Rent - 141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
07/22/2025	2975	Historic Downtown Property M...	Sept Rent Increase 141 N Broadway Unit 2 ARTS & OFFICE	540 · Rent	80.00
07/22/2025	2976	JCP&L	Electric at 141 N Broadway for 6/17 to 7/16	560 · Utilities	685.72
Jun 6 - Jul 22, 25					<u>13,858.60</u>

South Amboy Redevelopment

Bill List
7/22/2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
7/10/2025	1680	McManimon, Scotland & Baumann	Prof. Serv. Inv# 243962 - through 6/30/25	5045 - March Development/Claremont	2,567.50
					<u>2,567.50</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 05, 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, Rachael Draudt, Gary Forshner, Tony Gonsalves, Frederick Williams

ABSENT: Zusette Dato, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director
General Counsel

Executive Director Eric Chubenko entertained a motion for resolution 06-05-24 :25, opening the floor for nominations for Chairperson for the agency. Gary Forshner nominated Kevin Meszaros, Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Kevin Meszaros called for a motion for 06-05-25 :02, opening the floor for nominations for Vice Chairperson for the agency. Tony Gonsalves nominated Gary Forshner, Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams – Yes

Kevin Meszaros introduced this evening's resolutions as a consent agenda (resolutions 06-05-25 :03-14). Mr. Meszaros listed the consent agenda. A motion to approve this evening's resolutions was made by Gary Forshner. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams – 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 Rachael Draudt. Frederick Williams seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Kevin Meszaros called for a motion to approve the May 01, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the May 01, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Gary Forshner seconded the motion.

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

Eric Chubenko wants to thank the Business Administrator and Mayor Henry for working diligently to get the two warehouses open, as well as the certificate of occupancies for the 2nd phase of Manhattan beach. That will yield a substantial revenue to the City and Agency, that a portion will assist in the school board and the City's budget.

Commissioner Forshner asked if the 2 warehouses are open. BA Kales replied the certificate of occupancies will be issued by next week, the larger warehouse by the 3rd week of June. Eric Chubenko stated \$2.25 per square foot and the property that closed and remediated the municipal landfill for the first year will be \$1.25 per square foot or 18% of the gross rent, then jumps to \$2. The residential is 10 1/2 % of gross rent.

BA Kales stated that 200 S Broadway is going before the planning board for completeness.

A motion to approve authorization into an executive session (06-05-2025 :16) was read by legal counsel. A motion to approve was made by Gary Forshner, seconded by Tony Gonsalves.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Legal counsel read a statement to make an amendment to the existing YMCA lease and for the attorneys to act on behalf along with the Executive Director. A motion to approve was made by Gary Forshner, seconded by Rachael Draudt.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

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 Rachael Draudt.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff