

**SOUTH AMBOY REDEVELOPMENT AGENCY**

December 04, 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 \_\_\_\_\_

5. Correspondence:
  
6. Grant Activity:
  
7. Consent Agenda:
  - A. Professional Appointments/Agency Resolutions:  
(Resolution to be distributed at meeting.)
    1. Revised 2026 Meeting Dates (M: 12-04-2025 :01)

12-04-2025 :01

**CITY OF SOUTH AMBOY REVISED 2026 MEETING DATES**

**RESOLUTION**

**WHEREAS**, the City of South Amboy Redevelopment Agency (the "Agency") was created by Ordinance of the Council of the City of South Amboy for the purpose of organizing, directing and monitoring efforts to "redevelop" certain areas to be designated within the boundaries of the City; and

**WHEREAS**, it is necessary for the Agency to hold regularly scheduled meetings at the South Amboy Redevelopment Offices located at 140 North Broadway, South Amboy, New Jersey;

**NOW, THEREFORE, BE IT RESOLVED** by the City of South Amboy Redevelopment Agency on this sixth day of November 2025, that the following list of dates and times for the City of South Amboy Redevelopment Agency's 2026 Meetings is hereby approved:

DATE	TIME
Thursday, January 15, 2026*	6:30 P.M.
Thursday, February 5, 2026	6:30 P.M.
Thursday, March 5, 2026	6:30 P.M.
Thursday, April 2, 2026	6:30 P.M.
Thursday, May 7, 2026	6:30 P.M.
Thursday, June 4, 2026	6:30 P.M.
Thursday, July 2, 2026*	6:30 P.M.
Thursday, August 6, 2026*	6:30 P.M.
Thursday, September 3, 2026	6:30 P.M.
Thursday, October 1, 2026	6:30 P.M.
Thursday, November 5, 2026	6:30 P.M.
Thursday, December 3, 2026	6:30 P.M.

\*Revised

\* Meeting may be subject to cancellation, any business will be carried to the next month

---

Kevin F. Meszaros, Chairman

Attested to:

---

Kelly Wolff, Secretary

Meeting Date: December 4, 2025

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

**South Amboy Redevelopment Agency**  
**BILL LIST**  
**November 7 through December 4, 2025**

9:46 AM  
 12/01/25  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Nov 7 - Dec 4, 25					
12/04/2025	2997	City of South Amboy	Cable / Internet NOVEMBER	432 · Telepho...	175.01
12/04/2025	2997	City of South Amboy	Cable / Internet DECEMBER	432 · Telepho...	175.01
12/04/2025	2998	City of South Amboy	Reimburse City for Audit Advertising	431 · Newspra...	167.40
12/04/2025	2999	City of South Amboy	Reimburse City for Payroll July-December	501 · Salaries...	35,097.37
12/04/2025	3000	PSEG CO	Natural Gas @141 N Broadway 10/8-11/5 HISTORY & OFFICE	560 · Utilities	55.40
12/04/2025	3001	PSEG CO	Natural Gas @141 N Broadway 10/8-11/5 ARTS	560 · Utilities	59.35
12/04/2025	3002	Historic Downtown Property M...	December Rent 141 N Broadway ARTS & OFFICE	540 · Rent	2,746.00
12/04/2025	3003	Historic Downtown Property M...	December Rent 141 N Broadway HISTORY	540 · Rent	1,338.00
12/04/2025	3004	Historic Downtown Property M...	January Rent 141 N Broadway ARTS & Office	540 · Rent	2,746.00
12/04/2025	3005	Historic Downtown Property M...	January Rent 141 N Broadway HISTORY	540 · Rent	1,338.00
12/04/2025	3006	South Amboy Brd of Education	Reimburse BoE Shelter Shutter/Roll Ups ES/MS/HS	700 · Interloc...	12,067.00
12/04/2025	3007	South Amboy Brd of Education	Reimburse BoE Bluum Security Upgrades ES	700 · Interloc...	54,833.16
12/04/2025	3008	South Amboy Brd of Education	Reimburse BoE Bluum Security Upgrades M/HS	700 · Interloc...	70,539.75
12/04/2025	3009	JCP&L	Electric @ 141 N Broadway for period 10/17-11/17	560 · Utilities	272.62
Nov 7 - Dec 4, 25					<b>181,610.07</b>

South Amboy Redevelopment

**Bill List**  
12/4/2025

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
11/3/2025	1686	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 24423 - Oct'25	5048-205 Main St-LE Development	450.00
2/5/2025	1687	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 21510 - Jan'25	5048-205 Main St-LE Development	627.85
3/6/2025	1688	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 21859 - Feb'25	5048-205 Main St-LE Development	420.00
10/6/2025	1689	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 24214 - Aug'25	5048-205 Main St-LE Development	1,410.00
					2,907.85

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE November 6, 2025 MEETING**

**Public Session**

Gary Forshner 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: Gary Forshner, Rachael Draudt, Tony Gonsalves, Frederick Williams

ABSENT: Kevin Meszaros, Zusette Dato, Christine Noble

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

Gary Forshner introduced the evening's consent agenda. Eric Chubenko stated the audit had no comments or recommendations. He thanked everyone involved for the clean audit. The report is included. Next is the 2026 meeting dates and the last resolution is for 205 Main Street. There is a similar ownership structure, and it requires a resolution to change the legal entity that includes the financial investor. Gary Foeshner asked if there are any questions and asked for a motion to approve. A motion to approve was made by Frederick Williams. Tony Gonsalves seconded the motion.

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

Gary Forshner 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 Frederick Williams. Tony Gonsalves seconded the motion.

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

Gary Forshner called for a motion to approve the September 04, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the September 04, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Frederick Williams seconded the motion.

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

Eric Chubenko updated on the warehouse distribution projects, we received the first CO payments and are awaiting the second. We are waiting on PSE&G regarding the easement. Working with Claremont on the old Wishe/Was sight. We are working with legal on the YMCA and doing everything we can so they can stay operational in town.

Gary Forshner asked for any comments/questions from council.

Dave Kales updated on the RDA resolution it has gone through council and planning board. Both warehouses have certificate of occupancies. They do not have tenants but are working on it. The Woodmont property has active negotiations for tenants.

Mayor Henry congratulated Speaker Coughlin on the victory and thank you for all you do for South Amboy.

Gary Forshner opened the public portion of the meeting.

Gary Forshner closed the public portion of the meeting.

Gary Forshner then requested a Motion to adjourn.

A Motion to adjourn was made by Frederick Williams.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff