

SOUTH AMBOY REDEVELOPMENT AGENCY

February 05, 2026

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 10, 2025**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on **December 5, 2025**.

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.)

- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 - 1. Bill List payable 02/05/2026 – SARA Accounts
Bill List payable 02/05/2026 – 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 December 04, 2025 Agency Meeting Minutes
- 13. Project updates:
- 14. Discussion:
- 15. Executive Session
- 16. General Comments by Commissioners:
- 17. General Comments by Public:
- 18. Adjournment

South Amboy Redevelopment Agency
BILL LIST
December 5, 2025 through February 6, 2026

11:54 AM

02/02/26

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Dec 5, '25 - Feb 6, 26					
01/15/2026	3010	South Amboy Brd of Education	Reimbursement for Cat.6 cable runs for new security cameras	700 · Interloc...	2,750.00
01/15/2026	3011	South Amboy Brd of Education	Reimbursement for Additional New Security Cameras	700 · Interloc...	15,662.00
01/15/2026	3012	South Amboy Brd of Education	Reimbursement for Electrical upgrades for PA system	700 · Interloc...	7,435.30
01/15/2026	3013	Middlesex County Municipal JIF	Assessment for fund years 2002-2009	420 · Insurance	123.00
01/15/2026	3014	JCP&L	Electric at 141 N Broadway 11/18/25 to 12/16/25	560 · Utilities	269.63
01/15/2026	3015	PSEG CO	Natural Gas @ 141 N Broadway 11/6 to 12/8 HISTORY & OFFICE	560 · Utilities	188.59
01/15/2026	3016	PSEG CO	Natural Gas @ 141 N Broadway 11/6 to 12/8 ARTS	560 · Utilities	304.60
01/15/2026	3017	City of South Amboy	Reimburse City for Internet/Phones @ 141 N Broadway	432 · Telepho...	1,338.00
01/15/2026	3018	Historic Downtown Property M...	Febraury Rent 141 N Broadway (additional unit)	540 · Rent	2,746.00
01/15/2026	3019	Historic Downtown Property M...	Febraury Rent 141 N Broadway	540 · Rent	3,000.00
02/02/2026	3029	New Jersey Realty	Invoice #2463 Appraisal Fees 405 Main St	404 · Other P...	30,000.00
02/05/2026	3020	Rainone Coughlin Mincello LLC	Legal Fees for January 2025-December 2025	402 · Legal	13,625.00
02/05/2026	3021	South Amboy Brd of Education	Reimburse BoE for Bluum Security Work MHS-Sirobes, Panic Button etc.	700 · Interloc...	290.55
02/05/2026	3022	PSEG CO	Natural Gas @ 141 N Broadway for 12/9-1/08 ARTS	560 · Utilities	419.97
02/05/2026	3023	JCP&L	Natural Gas @ 141 N Broadway for period 12/17-1/15	560 · Utilities	267.90
02/05/2026	3024	Dan Baika	Electric @ 141 N Broadway for period 12/17-1/15	560 · Utilities	38.34
02/05/2026	3025	City of South Amboy	Reimburse for Electronic filing of 1099's for 2025	433 · Supplies	25.74
02/05/2026	3026	Historic Downtown Property M...	Reimburse City for SARA mtg Advertisement	431 · Newspsa...	2,746.00
02/05/2026	3027	Historic Downtown Property M...	Febraury Rent @ 141 N Broadway-ARTS & OFFICE	540 · Rent	1,338.00
02/05/2026	3028	Historic Downtown Property M...	Febraury Rent @ 141 N Broadway addtn'l unit-HISTORY	540 · Rent	1,338.00
					82,743.63

Dec 5, '25 - Feb 6, 26

South Amboy Redevelopment

Bill List

2/5/2026

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
1/6/2026	1690	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 25229 - 8/6/25-10/31/25	5048-205 Main St-LE Development	1,950.00
1/5/2026	1691	Rainone Coughlin Minchello, LLC	Prof. Serv. Inv# 25230 - Dec25	5023-200 S.Broadway-Amboy Development	60.00
12/31/2025	1692	McManimon,Scotland& Baumann	Prof. Serv. Inv# 252854 - Nov'25	5045-March Dev/Claremont Redevelopment	7584.00
11/20/2025	1693	McManimon,Scotland& Baumann	Prof. Serv. Inv# 251200 - Oct'25	5045-March Dev/Claremont Redevelopment	9,963.47
9/23/2025	1694	McManimon,Scotland& Baumann	Prof. Serv. Inv# 248993 - Sept'25	5045-March Dev/Claremont Redevelopment	4,715.52
9/11/2025	1695	McManimon,Scotland& Baumann	Prof. Serv. Inv# 247453 - Aug'25	5045-March Dev/Claremont Redevelopment	4,226.50
12/10/2025	1696	Beacon	Prof. Serv. Inv# 16-12-25 - Nov'25	5045-March Dev/Claremont Redevelopment	3,933.75
12/10/2025	1697	Beacon	Prof. Serv. Inv# 42-11-25 - Oct'25	5045-March Dev/Claremont Redevelopment	825.00
10/8/2025	1698	Beacon	Prof. Serv. Inv# 12-09-25 - Aug'25	5045-March Dev/Claremont Redevelopment	2,137.50
9/3/2025	1699	Beacon	Prof. Serv. Inv# 14-10-25 - Sept'25	5045-March Dev/Claremont Redevelopment	1,650.00
1/8/2026	1700	Beacon	Prof. Serv. Inv# 06-01-26 - Dec'25	5045-March Dev/Claremont Redevelopment	106.23
					37,151.97

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE December 4, 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, Gary Forshner (6:39 PM), Zusette Dato, Rachael Draudt, Frederick Williams

ABSENT: Tony Gonsalves, Christine Noble

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

Kevin Meszaros introduced the evening's consent agenda. Eric Chubenko stated there was a conflict with the January date, we have an updated 2026 calendar. A motion to approve was made by Zusette Dato. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – 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. An approved line item for the Board of Education for reimbursement. Inclusive bills we knew we were going to pay. Dr. Williams questioned if there was a conflict, legal counsel responded he was able to vote on the bill list including the board of education items. A motion to approve this evening's bill list was made by Zusette Dato. Frederick Williams seconded the motion.

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

Kevin Meszaros called for a motion to approve the November 06, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the November 06, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Frederick Williams seconded the motion.

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

We are progressing through various matters including the YMCA to keep them in town. A Certificate of Occupancy was issued for one of the warehouses. Zusette Dato asked about the progress on the corner of Bordentown and Broadway. There was communication on issued permits. It is moving forward. Merry Christmas, Happy Healthy New Year.

Kevin Meszaros asked for any comments/questions from council.

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