

SOUTH AMBOY REDEVELOPMENT AGENCY

March 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 03/05/2026 – SARA Accounts
Bill List payable 03/05/2026 – 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 February 05, 2026 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

February 7 through March 5, 2026

10:15 AM

02/27/26

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Feb 7 - Mar 5, 26					
03/05/2026	3030	City of South Amboy	Contribution to City in Agreement with Budget	700 · Interloc...	200,000.00
03/05/2026	3031	PSEG CO	Natural Gas @ 141 N Broadway 1/9-2/10 HISTORY & OFFICE	560 · Utilities	342.39
03/05/2026	3032	PSEG CO	Natural Gas @ 141 N Broadway 1/9-2/6 ARTS	560 · Utilities	464.25
03/05/2026	3033	Historic Downtown Property M...	APRIL RENT 141 N Broadway ARTS & OFFICE	540 · Rent	2,746.00
03/05/2026	3034	Historic Downtown Property M...	APRIL Rent 141 N Broadway Addtnl Unit HISTORY	540 · Rent	1,338.00
03/05/2026	3035	JCP&L	Electric @ 141 N Broadway 1/16 to 2/15	560 · Utilities	273.60
					205,164.24

Feb 7 - Mar 5, 26

South Amboy Redevelopment

Bill List

3/5/2026

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
1/23/2026	1701	McManimon, Scotland & Baumann	Prof. Serv. Inv# 254443-Dec'25	5045-March Dev/Clairemont Redevelopment	2,962.50
1/30/2026	1702	McManimon, Scotland & Baumann	Prof. Serv. Inv# 254996-Dec'25	5040-Manhattan Beach Club	207.00
2/17/2026	1703	McManimon, Scotland & Baumann	Prof. Serv. Inv# 255736-Jan'26	5045-March Dev/Clairemont Redevelopment	4,147.50
					7,317.00

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE February 5,2026 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, Zusette Dato, Tony Gonsalves, Rachael Draudt,

ABSENT: Christine Noble, 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. All bills paid were approved according to our budget. A motion to approve this evening's bill list was made by Gary Forshner. Rachael Draudt seconded the motion.

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

Kevin Meszaros called for a motion to approve the December 04, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the December 04, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Zusette Dato seconded the motion.

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

Eric Chubenko updated on various projects. Commissioner Dato asked about the ongoing approved projects, hoping they will start building in the spring.

Commissioner Forshner asked about going into executive session. Legal Counsel Craig Coughlin read the resolution, asked for a motion to go into executive session. A motion was made by Gary Forshner. Rachael Draudt seconded the motion. All in favor

General Counsel called for a motion to reconvene. A motion was made by Zusette Dato. Rachael Draudt seconded the motion. All in favor.

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