

SOUTH AMBOY REDEVELOPMENT AGENCY

April 02, 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)		
Zusetta 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.)

SARA Agenda
April 2, 2026

1. Resolution to Amend FY 2026 Adopted Budget (M: 04-02-2026 :01)
2. 2027 Authority Budget (M: 04-02-2026 :02)
3. Resolution of the South Amboy Redevelopment Agency Approving a Shared Services Agreement with the City of South Amboy (M: 04-02-2026 :03)

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

1. Bill List payable 04/02/2026 – SARA Accounts
Bill List payable 04/02/2026 – 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 March 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
SOUTH AMBOY, NEW JERSEY

RESOLUTION TO AMEND FY 2026 ADOPTED BUDGET

WHEREAS, the Budget for the FY 2026 was adopted on the 5th day of June, 2025, and

WHEREAS, it is desired to amend said adopted Budget, and

WHEREAS, the Board of Commissioner's desire to amend the Interlocal Agreement with the City of South Amboy.

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the South Amboy Redevelopment Agency, County of Middlesex, New Jersey, that the following amendments to the adopted Budget of FY 2026 be made:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<i>Recorded Vote</i>				
<i>(Insert Last Names)</i>				
Kevin Meszaros (Chair)				
Gary Forshner (Vice-Chair)				
Zusette Dato				
Rachael Draudt				
Tony Gonsalves				
Christine Noble				
Frederick Williams				
<u>APPROPRIATION(S)</u>			<u>From</u>	<u>To</u>
Operating Appropriations				
Administration - Other				
Miscellaneous Administration			\$ <u>3,500</u>	\$ <u>23,500</u>
Total Administration - Other			<u>128,370</u>	<u>148,370</u>
Total Administration			<u>128,370</u>	<u>148,370</u>
Cost of Providing Services - Other				
Interlocal Agreement - City of South Amboy			200,000	580,000
Total Cost of Providing Services			<u>591,500</u>	<u>971,500</u>
Total Operating Appropriations			<u>844,870</u>	<u>1,224,870</u>
Total Appropriations			921,958	1,321,958
Unrestricted Net Position Utilized				
Other			<u>350,038</u>	<u>750,038</u>
Total Unrestricted Net Position Utilized			\$ <u>350,038</u>	\$ <u>750,038</u>

BE IT FURTHER RESOLVED, That two (2) certified copies of this resolution be filed forthwith the Authority Bureau, Division of Local Government Services, Department of Community Affairs, State of New Jersey for approval of the FY 2026 Adopted Budget so amended.

It is hereby certified that this is a true copy of a resolution amending the budget, adopted by the Board of Commissioner's on the 2nd day of April, 2026.

Certified by me
April 2, 2026

Kelly Wolff
Secretary

04-02-2026 :02

2027 AUTHORITY BUDGET RESOLUTION

South Amboy Redevelopment Agency
FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget for South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented before the governing body of the South Amboy Redevelopment Agency at its open public meeting of April 2, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$212,992.00, Total Appropriations including any Accumulated Deficit, if any, of \$642,138.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$429,146.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the South Amboy Redevelopment Agency, at an open public meeting held on April 2, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2026 and ending June 30, 2027, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the South Amboy Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on June 04, 2026.

(Secretary's Signature)

April 2, 2026

(Date)

Governing Body Recorded Vote

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

**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY APPROVING
A SHARED SERVICES AGREEMENT WITH THE CITY OF SOUTH AMBOY**

RESOLUTION NO. 04-02-2026 :03

WHEREAS, the South Amboy Redevelopment Agency (“SARA”) is a redevelopment entity established pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, SARA has been designated as the redevelopment entity responsible for implementing redevelopment plans in the City of South Amboy (the “City”); and

WHEREAS, the Redevelopment Law authorizes redevelopment entities to undertake actions necessary or convenient to carry out redevelopment projects; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., authorizes local governmental units to enter into agreements for the provision of services in order to promote efficiency and reduce costs; and

WHEREAS, SARA and the City have determined that it is in their mutual best interests to share the services of the City’s professional consultants in connection with the implementation of redevelopment activities in the City, as more particularly set forth in that certain Shared Services Agreement attached hereto as Exhibit A (the “Agreement”); and

WHEREAS, the Agreement provides, among other things, that the City’s professional consultants shall provide services to SARA as directed, and that the Agreement shall expire on December 31, 2026, unless otherwise extended in accordance with its terms; and

WHEREAS, SARA has reviewed the Agreement and has determined that it is appropriate and in furtherance of the purposes of the Redevelopment Law.

NOW, THEREFORE, BE IT RESOLVED by the South Amboy Redevelopment Agency (“SARA”), as follows:

1. The foregoing recitals are hereby incorporated herein as if set forth at length.
2. The Shared Services Agreement between SARA and the City of South Amboy, in substantially the form attached hereto as Exhibit A, is hereby approved.
3. The Chairman and Secretary of SARA are hereby authorized and directed to execute the Agreement on behalf of SARA, with such minor, non-substantive revisions as may be deemed necessary and appropriate, in consultation with counsel.
4. The officers, Executive Director, and staff of SARA are hereby authorized to take any and all actions necessary to effectuate the purposes of this Resolution and the Agreement.

5. This Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: April 2, 2026

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

EXHIBIT A

(Shared Service Agreement)

**CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX**

RESOLUTION NO. 24-080

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH AMBOY
APPROVING A SHARED SERVICES AGREEMENT WITH THE SOUTH AMBOY
REDEVELOPMENT AGENCY**

WHEREAS, local governmental entities, wherever possible, seek to work cooperatively to provide services to their citizens in the most cost effective way; and

WHEREAS, the State of New Jersey encourages such cooperation through the use of shared services agreements; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. (the “**Shared Services Act**”), authorizes and encourages local governmental units to enter into contracts for services performed by local governmental units for the purposes of enhancing administrative efficiencies and reducing costs; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), the City of South Amboy (the “**City**”) has designated certain areas of the City as areas in need of redevelopment and adopted redevelopment plans in connection therewith; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the City designated the South Amboy Redevelopment Agency (“**SARA**”) as the “redevelopment entity”, responsible for implementing and carrying out the redevelopment plans adopted by the City; and

WHEREAS, the Redevelopment Law, including but not limited to N.J.S.A. 40A:12A-39f, empowers the City and SARA to do any and all things necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, SARA and the City have determined that it will be cost effective and in their best interests to share the services of the City’s professional consultants in connection with the implementation of the aforementioned redevelopment plans; and

WHEREAS, the City Council desires to authorize and approve the execution of a Shared Services Agreement in substantially the same form as that attached hereto as **Exhibit A** (the “**Shared Services Agreement**”).

NOW THEREFORE BE IT RESOLVED by the City Council of the City of South Amboy (the “**City Council**”) that:

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

Section 2. The City Council hereby approves the Shared Services Agreement and the Mayor is hereby authorized to execute said agreement in substantially the form attached hereto as **Exhibit A**, subject to such additions, deletions, modifications or amendments deemed necessary by the Mayor 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.

I, Deborah Brooks, Municipal Clerk of the 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 City Council on March 20, 2024.

 Deborah Brooks
 Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD	X		X			
DATO			X			
McLAUGHLIN		X	X			
REILLY			X			
GROSS						X

**SHARED SERVICES AGREEMENT FOR
PROFESSIONAL SERVICES**

THIS AGREEMENT is entered into on the ____ day of _____, 2026, by and between the **SOUTH AMBOY REDEVELOPMENT AGENCY**, a public body corporate and politic of the State of New Jersey (the “**State**”), created under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), having an office at 140 North Broadway, South Amboy, New Jersey 08879 (hereinafter referred to as “**SARA**”) and the **CITY OF SOUTH AMBOY** a municipal corporation of the State, also having an office at 140 North Broadway, South Amboy, New Jersey 08879 (hereinafter referred to as the “**City**” and, together with SARA, the “**Parties**”).

WITNESSETH:

WHEREAS, the State encourages local governmental entities, wherever possible, to work cooperatively to provide services to their citizens in the most cost effective way; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. (the “**Shared Services Act**”), authorizes and encourages local governmental units to enter into contracts for services performed by local governmental units for the purposes of enhancing administrative efficiencies and reducing costs; and

WHEREAS, pursuant to the Redevelopment Law, the City has designated certain areas as areas in need of redevelopment and adopted redevelopment plans in connection therewith; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, the City designated SARA as the “redevelopment entity”, responsible for implementing and carrying out the redevelopment plans adopted by the City (the “**Redevelopment Plans**”); and

WHEREAS, the Redevelopment Law, including but not limited to N.J.S.A. 40A:12A-39f, empowers the City and SARA to do any and all things necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of redevelopment projects; and

WHEREAS, SARA and the City have determined that it will be cost effective and in their best interests to enter into this Agreement, pursuant to the Shared Services Act and the Redevelopment Law, to share the services of the City’s professional consultants in connection with the implementation of the Redevelopment Plans.

NOW, THEREFORE, SARA and the City, mutually agree as follows:

1. The Recitals hereof are incorporated herein as if set forth at length.
2. The City’s professional consultants shall, as directed by the City’s Business Administrator, provide advice to SARA, draft necessary agreements, legislation and related documents, appear at meetings and participate in conferences on behalf of SARA, and take any

and all other actions necessary to assist in the implementation of the Redevelopment Plans.

3. SARA shall make payment to the City as follows:

- a. \$200,000.00 on or before April 1, 2026; and
- b. \$380,000.00 on or before May 1, 2026.

4. This Agreement shall expire on December 31, 2026.

5. This Agreement shall become effective only after approval by SARA and the City, and the execution hereof by both Parties.

6. This Agreement may be executed in counterparts.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.

ATTEST:

CITY OF SOUTH AMBOY:

By:

Fred Henry, Mayor

ATTEST:

**SOUTH AMBOY
REDEVELOPMENT AGENCY**

By:

Kevin Meszaros, Chairman

South Amboy Redevelopment Agency BILL LIST

March 6 through April 2, 2026

9:24 AM

03/30/26

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Mar 6 - Apr 2, 26					
04/02/2026	3036	City of South Amboy	Reimburse City-Internet/Phone 141 N Broadway	432 · Telepho...	350.02
04/02/2026	3037	City of South Amboy	Reimburse City-Fire Extinguishers @ 141 N Broadway	550 · Building...	939.00
04/02/2026	3038	PSEG CO	Natural Gas@ 141 N Broadway 2/7 to 3/10 HISTORY & OFFICE	560 · Utilities	356.07
04/02/2026	3039	PSEG CO	Natural Gas@ 141 N Broadway 2/7 to 3/10 ARTS	560 · Utilities	456.93
04/02/2026	3040	JCP&L	Electric @ 141 N Broadway 2/16 to 3/16/26	560 · Utilities	251.80
04/02/2026	3041	Historic Downtown Property M...	May Rent 141 N Broadway ARTS & OFFICE	540 · Rent	2,746.00
04/02/2026	3042	Historic Downtown Property M...	May Rent 141 N Broadway Addtn'l Unit HISTORY	540 · Rent	1,338.00
04/02/2026	3043	City of South Amboy	Interlocal Agreement Payment #2	700 · Interloc...	380,000.00
					386,437.82

Mar 6 - Apr 2, 26

South Amboy Redevelopment

Bill List

4/2/2026

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
2/27/2026	1704	Beacon	Prof. Serv. Inv# 83-02-26	5045-March Dev/Claremont Redevelopment	495.00
3/23/2026	1705	McManimon, Scotland, Baumann	Prof. Serv. Inv# 257241	5045-March Dev/Claremont Redevelopment	3,910.50

4,405.50

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE March 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, Christine Noble, Frederick Williams

ABSENT: Rachael Draudt

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. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Forshner – Yes; Dato – Yes; Gonsalves – Yes; Noble – Yes; Williams - Yes

Kevin Meszaros called for a motion to approve the February 05, 2026, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the February 05, 2026, Agency Meeting Minutes as presented was made by Gary Forshner. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Forshner – Yes; Dato – Yes; Gonsalves – Yes; Noble – Abstain; Williams – Abstain

Eric Chubenko updated the YMCA has reached out and wants to meet in the next week or two. They are doing what they can to continue servicing the community and we are here to try and work with them.

Gary Forshner spoke about the new storm water regulations and wetlands. It has an impact on the entire waterfront.

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