

**SOUTH AMBOY REDEVELOPMENT AGENCY**

May 07, 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 05/07/2026 – SARA Accounts  
Bill List payable 05/07/2026 – 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 April 02, 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

April 3 through May 7, 2026

9:49 AM

05/05/26

Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>Apr 3 - May 7, 26</b>					
05/07/2026	3044	South Amboy Brd of Education	Reimburse-supply & install 6 Security Drapes-Northeast Stage	700 · Interloc...	9,292.18
05/07/2026	3045	South Amboy Brd of Education	Reimburse Eastern Datacomm Security Cameras	700 · Interloc...	27,880.80
05/07/2026	3046	South Amboy Brd of Education	Reimburse Rooz Locking phone pouches	700 · Interloc...	29,400.00
05/07/2026	3047	City of South Amboy	Reimburse Internet/phones for April	432 · Telepho...	175.01
05/07/2026	3048	City of South Amboy	Reimburse City for SAYAA expenses	700 · Interloc...	15,410.00
05/07/2026	3049	PSEG CO	Natural gas @ 141 N Broadway 3/11 to 4/9 HISTORY & OFFICE	560 · Utilities	97.28
05/07/2026	3050	PSEG CO	Natural Gas @ 141 N Broadway 3/11 to 4/09 ARTS	560 · Utilities	172.79
05/07/2026	3051	JCP&L	Electric at 141 N Broadway 3/17 to 4/20	560 · Utilities	310.37
05/07/2026	3052	City of South Amboy	Reimburse 20 storage bins @ \$8.98/each (Home Depot)	433 · Supplies	179.60
05/07/2026	3053	Historic Downtown Property M...	June Rent - 141 North Broadway ARTS & OFFICE	540 · Rent	2,746.00
05/07/2026	3054	Historic Downtown Property M...	June Rent - 141 North Broadway addtn'l unit HISTORY	540 · Rent	1,338.00
					<b>87,002.03</b>

**Apr 3 - May 7, 26**

South Amboy Redevelopment

Bill List

5/7/2026

<u>Date of Invoice</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
4/9/2026	1706	Beacon	Prof. Serv. Inv#25-04-26	5045-March Dev/Claremont Redevelopment	4,253.75
4/20/2026	1707	McManimon,Scotland,Baumann	Prof. Serv. Inv#259293	5045-March Dev/Claremont Redevelopment	5,163.77

9,417.52

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE April 2,2026 MEETING**

#### **Public Session**

Eric Chubenko 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: Zusette Dato, Tony Gonsalves, Christine Noble, Frederick Williams

ABSENT: Kevin Meszaros, Gary Forshner, Rachael Draudt

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

Eric Chubenko introduced this evening's resolutions and consent agenda. (M: 04-02-2026 01-03) with no questions from the commissioners, Eric Chubenko called for a motion on the consent agenda. A motion to approve consent agenda was made by Zusette Dato. Frederick Williams seconded.

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

Eric Chubenko 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 Christine Noble. Frederick Williams seconded the motion.

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

Eric Chubenko thanked Mayor, Business Administrator and Council for the initial reading regarding the PILOT from a rental to for sale and reducing the number of units. We met with the YMCA and will continue to work together.

Eric Chubenko called for a motion to approve the March 05, 2026, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the March 05, 2026, Agency Meeting Minutes as presented was made by Tony Gonsalves. Frederick Williams seconded the motion.

ROLL CALL: Dato – Yes; Gonsalves – Yes; Noble – Yes; Williams – Yes

Eric Chubenko asked for any comments/questions from council.

Eric Chubenko opened the public portion of the meeting. Motion made by Zusette Dato, seconded by Frederick Williams

Eric Chubenko closed the public portion of the meeting. Motion made by Zusette Dato, seconded by Tony Gonslves.

Zusette Dato is delighted to see the building beginning to happen on both ends of Broadway. Tony Gonsalves added that the two new construction sites on Broadway is going to look good.

Happy Easter everyone!

Eric Chubenko 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