

**SOUTH AMBOY REDEVELOPMENT AGENCY**

June 04, 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.)

1. Resolution of The South Amboy Redevelopment Agency to appoint Agency Chairman. (M: 06-04-26 :01)
2. Resolution of The South Amboy Redevelopment Agency to appoint Agency Vice Chairman. (M: 06-04-26 :02)
3. Resolution Of The South Amboy Redevelopment Agency Regarding The 2025 Adopted Budget (M: 06-04-26 :03)
4. South Amboy Redevelopment Agency Resolution Designating Official Bank (M: 06-04-26 :04)
5. South Amboy Redevelopment Agency Resolution Designating Official Newspapers (M: 06-04-25 :05)
6. Authorizing Salaries for The Redevelopment Agency (M: 06-06-24 :06)
7. Cash Management Plan (M: 06-04-25 :07)
8. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services Contract for Legal Services Pursuant To A Fair And Open Process (M: 06-04-25 :08)
9. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services – Auditing Contract Pursuant To A Fair And Open Process (M: 06-04-26 :09)
10. South Amboy Redevelopment Agency Resolution Awarding Of A Professional Services – Redevelopment Consultants Pursuant To A Fair And Open Process (M: 06-04-26 :10)
11. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Environmental Engineering Pursuant To A Fair And Open Process (M: 06-04-26 :11)
12. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Services As A Financial Advisor – Pursuant To A Fair And Open Process (M: 06-04-26 :12)
13. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Special Legal Counsel Pursuant To A Fair And Open Process (M: 06-04-26 :13)
14. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Planning Services – Pursuant To A Fair And Open Process (M: 06-04-26 :14)
15. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Special Services Engineering Services– Pursuant To A Fair And Open Process (M: 06-04-26 :15)
16. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Professional Services – Architectural Services - Pursuant To A Fair And Open Process (M: 06-04-26 :16)
17. South Amboy Redevelopment Agency Resolution Approving Qualified Respondents To Perform Services – Valuation and Consulting Services – Pursuant To A Fair And Open Process (M: 06-04-26 :17)

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

1. Bill List payable 06/04/2026 – SARA 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 May 07, 2026 Agency Meeting Minutes

13. Project updates:

14. Discussion:

15. Executive Session

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

M: 06-04-26 :01

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPOINTING A CHAIRMAN**

**BE IT RESOLVED** by the South Amboy Redevelopment Agency that \_\_\_\_\_ is hereby appointed as the Chairman for the year July 1, 2026 through June 30, 2027.

**BE IT FURTHER RESOLVED, that** the Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

**BE IT FURTHER RESOLVED,** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin F. Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 04, 2026

<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						
Gary Forshner						
Tony Gonsalves						
Christine Noble						
Frederick Williams						

M: 06-04-26 :02

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPOINTING A VICE-CHAIRMAN**

**BE IT RESOLVED** by the South Amboy Redevelopment Agency that \_\_\_\_\_ is hereby appointed as the Vice-Chairman for the year July 1, 2026 to June 30, 2027.

**BE IT FURTHER RESOLVED, that** the Vice-Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

**BE IT FURTHER RESOLVED,** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin F. Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 04, 2026

<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						
Gary Forshner						
Tony Gonsalves						
Christine Noble						
Frederick Williams						

M: 06-04-26:03

## 2027 ADOPTED BUDGET RESOLUTION

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the South Amboy Redevelopment Agency at its open public meeting of June 4, 2026 and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the South Amboy Redevelopment Agency at an open public meeting held on that the Annual Budget and Capital Budget/Program of the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

### Governing Body Recorded Vote

<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						
Frederick Williams						

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**DESIGNATING OFFICIAL BANK**

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") pursuant to N.J.S.A. 40A: 12A- 1 *et seq.* is a validly created municipal entity in the State of New Jersey; and

**WHEREAS**, the Agency has been charged by the South Amboy City Council with the responsibility of redeveloping the City's waterfront and related properties; and

**NOW, THEREFORE, IT IS RESOLVED**, by the South Amboy Redevelopment Agency that the following banks are designated as the Agency's official depositories of funds for the fiscal year July 1, 2026-June 30, 2027:

- 1) Amboy National Bank
- 2) The Provident Bank

**BE IT FURTHER RESOLVED**, that this resolution shall be effective immediately.

**BE IT FURTHER RESOLVED**, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Secretary as evidence of the Agency's action in this regard.

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Kevin F. Meszaros, Chairman

Attested to:

---

Kelly A. Wolff, Secretary

Meeting Date: June 04, 2026

<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						
Gary Forshner						
Tony Gonsalves						
Christine Noble						
Frederick Williams						

M: 06-04-26 :05

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**DESIGNATING OFFICIAL NEWSPAPERS**

**BE IT RESOLVED** by the South Amboy Redevelopment Agency that the following newspapers are hereby designated the official newspapers of the Agency for the fiscal year July 1, 2026-June 30, 2027:

- (1) The Home News and Tribune
- (2) The Star Ledger

**BE, IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin F. Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 04, 2026

<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						
Gary Forshner						
Tony Gonsalves						
Christine Noble						
Frederick Williams						

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**AUTHORIZING SALARIES FOR THE REDEVELOPMENT AGENCY**

**EMPLOYEES TO BE REIMBURSED BY THE AGENCY  
TO THE CITY OF SOUTH AMBOY**

**WHEREAS**, the City of South Amboy utilizes its payroll system to advance payment of the salaries of certain employees of the South Amboy Redevelopment Agency (the "Agency"), with the understanding that the Agency will reimburse said salaries.

**NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED** by the South Amboy Redevelopment Agency, that the Agency authorizes the reimbursement to the City of the following employees' salaries plus fringe (i.e., applicable federal taxes):

- 1) Eric Chubenko                      \$ 43,825.00
- 2) Kelly Wolff                         \$ 8,650.00
- 3) Daniel Balka                      \$ 6,500.00
- 4) Kristal Manion                    \$ 8,000.00

\_\_\_\_\_  
Kevin F. Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

## SOUTH AMBOY REDEVELOPMENT AGENCY

### RESOLUTION

#### ADOPTING CASH MANAGEMENT AND CHECK WRITING POLICY

**WHEREAS**, the South Amboy Redevelopment Agency desires to adopt a formal cash management and check writing policy;

**NOW THEREFORE BE AND IT HEREBY IS RESOLVED**, by the South Amboy Redevelopment Agency that the following CASH MANAGEMENT AND CHECK WRITING POLICY is hereby adopted:

#### **Policy:**

The South Amboy Redevelopment Agency hereby establishes a cash management and check writing policy that outlines internal controls over our financial matters, specifically for receipts and deposits, and identifies the individuals who are authorized to sign checks on its behalf. This will be utilized to maintain appropriate internal controls as well as to offer instructions to depositories so that there is a clear understanding regarding this matter.

An approved Corporate Authorization Resolution shall be maintained at each designated financial institution bearing authorized check writing signatures and the number of signatures required. All deposits are required to be 100% secured and collateralized regardless of type (i.e. checking, savings, CD, etc.) as required by State and Federal Law. The Agency adheres to the practice of maintaining its deposits in only permitted investments, with the highest possible yield and the greatest liquidity.

#### **Check Writing:**

A check register shall be maintained at all times indicating the date, payee and amount of each check issued as well as a copy of each check voucher accompanied by full back up documentation such as authorized purchase orders, invoices, receipts, etc.

All checks shall bear two signatures, which may be the Executive Director, Treasurer, Chairman or Vice Chairman. The supporting data for each check shall be available for the signer to review at the time of signing.

The Board of Commissioners shall review the bill list each month and shall approve by verbal resolution their concurrence with the payment of such bills.

The South Amboy Redevelopment Agency may establish procedures for automated signatures.

#### **Receipts and Deposits:**

The South Amboy Redevelopment Agency will receive all payments pertaining to the Agency both over the counter and through the mail. No cash is allowed to be received without authorization of the Executive Director. The Agency bookkeeping staff will then endorse all checks and money orders with the Authority's designated bank deposit account number and deposit as soon as possible thereafter. The Agency bookkeeping staff will apply the receipts to the receipt's ledger. A copy of the deposit tickets and payments are then filed in the Agency bookkeeping staff office and maintained in the receipt's ledger. The bookkeeper will reconcile the receipts ledger against the bank statement.

This policy rescinds all previous authorization policies and shall become effective upon its adoption.

**BE IT FURTHER RESOLVED**, this Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: June 04, 2026

<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						
Frederick Williams						

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**AWARDING OF A PROFESSIONAL SERVICES  
CONTRACT FOR LEGAL SERVICES PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of certain legal services to assist the Agency in connection with various legal matters; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidate(s), and determined in accordance with established criteria that Rainone Coughlin Minchello ("RCM") is the best qualified candidate for the position; and

**WHEREAS**, RCM has proposed to provide the services, described in the attached proposal for a sum not to exceed \$30,600.00 (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain RCM to provide the services set forth in the proposal annexed hereto and incorporated herein; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$ 30,600.00 therefore and a copy of said certification shall be attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT

AGENCY that Rainone Coughlin Minchello shall be and is hereby retained to represent the Agency in the capacity of General Counsel for the period July 1, 2026 through June 30, 2027, and to perform the duties set forth in the attached proposal, at the rate of \$2,500.00 per month and limited in aggregate to an amount not to exceed \$ 30,600.00, (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

**BE IT FURTHER RESOLVED**, that, subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: [SARA@southamboynj.gov](mailto:SARA@southamboynj.gov)

[www.southamboynj.gov](http://www.southamboynj.gov)

## Legal Counsel

Rainone Coughlin Minchello

555 US -1

Iselin, NJ 08830

Not to exceed \$30,600.00

July 1, 2026 – June 30, 2027



**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**AWARDING OF A PROFESSIONAL SERVICES-AUDITING  
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of auditing; and accounting services to the Agency in connection with the annual budget and various matters; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidate, and determined in accordance with established criteria that PKF O'Connor Davies LLP is the best qualified candidate for the position; and

**WHEREAS**, PKF O'Connor Davies LLP has proposed to provide the auditing services, described in the attached agreement for a sum not to exceed \$ 12,000.00; and accounting support services on an individual engagement basis, in accordance with the rate schedule included in the proposal

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain PKF O'Connor Davies LLP to provide the services set forth in the proposal annexed hereto and incorporated herein; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$12,000.00 therefore and a copy of said certification shall be attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that PKF O'Connor Davies LLP shall be and is hereby retained to perform auditing services, and accounting support services, for the Agency for the period July 1, 2026 through June 30, 2027, and to perform the duties set forth in the attached engagement letter and limited in aggregate to an amount not to exceed \$ 12,000.00, SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

**BE IT FURTHER RESOLVED**, that PKF O'Connor Davies LLP shall perform budget preparation services in accordance with the attached proposal.

**BE IT FURTHER RESOLVED**, that subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

---

Kevin Meszaros, Chairman

Attested to:

---

Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: [SARA@southamboynj.gov](mailto:SARA@southamboynj.gov)

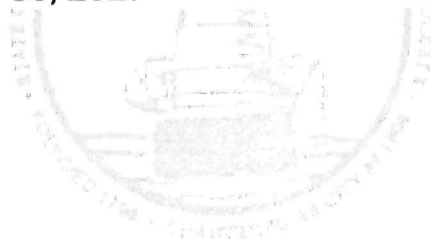
[www.southamboynj.gov](http://www.southamboynj.gov)

## Auditing

PKF O'Connor Davies LLP  
300 Tice Blvd., Suite 315  
Woodcliff Lake, NJ 07677

Not to exceed \$12,000.00

July 1, 2026 – June 30, 2027



M: 06-04-26 :10

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION  
AWARDING A CONSULTING AGREEMENT**

**WHEREAS**, the South Amboy Redevelopment Agency (the "AGENCY") has the need for consulting services to assist the Agency in various aspects of the redevelopment process and in the negotiations, management and oversight of the Agency's various redevelopment agreements; and

**WHEREAS**, the consulting to be provided by Beacon Planning and Consulting Services, LLC, Colts Neck, New Jersey; NW Financial Group LLC, Hoboken, New Jersey, and Artheon, East Brunswick, New Jersey ("The FIRM") are being obtained through a fair and open process; and

**WHEREAS**, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as consultants to provide special services set forth in the proposal annexed hereto and incorporated herein; and

**BE IT FURTHER RESOLVED**, that the Agency Executive Director and Agency Secretary on behalf of the Agency are authorized to execute the agreement with the Firm.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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)						
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[www.southamboynj.gov](http://www.southamboynj.gov)

## Redevelopment Consulting Services

NW Financial Group, LLC

522 Broad Street

Bloomfield, NJ 07003

Beacon Planning and Consulting Services

315 State Highway 34, Suite 129

Colts Neck, NJ 07722

Artheon

1 Tower Center Blvd, 20<sup>th</sup>

East Brunswick, NJ 08816

Per package

July 1, 2026 – June 30, 2027

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENVIRONMENTAL ENGINEERING PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of environmental engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of French and Parrello Associates Inc., Wall, New Jersey; Tectonic, Milburn, New Jersey; Artheon, East Brunswick, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey, and LaBella Associates, DPC, Somerset, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); and

**WHEREAS**, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firms as environmental engineers to provide the services set forth in their respective proposals

annexed hereto and incorporated herein; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that French and Parrello Associates Inc., Wall, New Jersey; Tectonic, Milburn, New Jersey; Artheon, East Brunswick, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey, and LaBella Associates, DPC, Somerset, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); shall be and are hereby approved to represent the Agency in the capacity of Environmental Engineer for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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)						
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[www.southamboynj.gov](http://www.southamboynj.gov)

## Environmental Engineering Services

French & Parrello Associates  
1800 Route 34, Suite 101  
Wall Township, NJ 0719

Tectonic  
33 Bleeker St., Suite 206  
Millburn, NJ 07041

Colliers Engineering & Design  
2000 Midlantic Drive, Suite 100  
Mount Laurel, NJ 08054

Artheon  
1 Tower Center Blvd., 20<sup>th</sup>  
East Brunswick, NJ 08816

LaBella Associates, DPC  
220 Davidson St., Suite 307  
Somerset, NJ 08873

Per package

July 1, 2026 – June 30, 2027

M: 06-04-26 :12

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM SERVICES AS A  
FINANCIAL ADVISOR-PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of financial advisory services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm NW Financial Group LLC, Hoboken, New Jersey, Phoenix Advisors, Hamilton, New Jersey, Acacia Financial Group, Mt. Laurel, New Jersey, Shining Light Consulting, LLC, Avenel, New Jersey are qualified for the position, (the "Qualified Firm"); and

**WHEREAS**, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rate set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firm to provide the services set forth in their proposal annexed hereto and incorporated herein from time to time, as required; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that, NW Financial Group LLC, Hoboken, New Jersey, Phoenix Advisors, Hamilton, New Jersey, Acacaia Financial Group, Mt. Laurel, New Jersey, Shining Light Consulting, LLC, Avenel, New Jersey shall be and are hereby approved to represent the Agency in the capacity of financial advisors for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642  
Phone: 732-525-5922 Fax: 732-727-6139 Email: SARA@southamboynj.gov  
[www.southamboynj.gov](http://www.southamboynj.gov)

## Financial Consulting Services

NW Financial Group, LLC  
522 Broad Street  
Bloomfield, NJ 07003

Phoenix Advisors  
2000 Waterview Dr., Suite 101  
Hamilton, NJ 08691

Acacia Financial Group  
6000 Midlantic Dr., Suite 410 N  
Mt. Laurel, NJ 08054

Shining Light Consulting, LLC  
PO Box 384  
Avenel, NJ 07001

Per package

July 1, 2026 – June 30, 2027

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-SPECIAL LEGAL COUNSEL PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of certain Special Legal Counsel services to assist the Agency in connection with specialized areas of the law including but not limited to financing in connection with redevelopment projects, litigation, and bonding; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the Firms of McManimon, Scotland, and Baumann Roseland, New Jersey; Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); and

**WHEREAS**, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firm as special counsel to provide the services set forth in the proposal annexed hereto and

incorporated herein; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that the Firm of McManimon, Scotland, and Baumann Roseland, New Jersey; Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); in the capacity of Special Counsel for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency from time to time, at separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: [SARA@southamboynj.gov](mailto:SARA@southamboynj.gov)

[www.southamboynj.gov](http://www.southamboynj.gov)

## Special Legal Counsel

McManimon Scotland Baumann  
75 Livingston Avenue  
Roseland, NJ 07068

Wilentz, Goldman & Spitzer, P.A.  
90 Woodbridge Center Drive, Suite 900 Box 10  
Woodbridge, NJ 07095

Rainone Coughlin Minchello  
555 US-1  
Iselin, NJ 08830

Per package

July 1, 2026 – June 30, 2027

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDENTS TO PERFORM PLANNING SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of planning services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of Artheon, Mt. Laurel, New Jersey and Beacon Planning and Consulting Services, L.L.C., Colts Neck, New Jersey; and Colliers Engineering & Design, Mt. Laurel, New Jersey (the "Qualified Firms"); are qualified to provide the services; and

**WHEREAS**, the Qualified Firms has proposed to provide the services, described in the attached proposals, schedule 1, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms as planners to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that Artheon, Mt. Laurel, New Jersey and Beacon Planning and Consulting Services, L.L.C., Colts Neck, New Jersey; and Colliers Engineering & Design, Mt. Laurel, New Jersey shall be and are hereby approved to represent the Agency in the capacity of Planner for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

140 North Broadway · South Amboy, New Jersey 08879-1642  
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[www.southamboynj.gov](http://www.southamboynj.gov)

## Redevelopment Agency Planer

Colliers Engineering & Design  
2000 Midlantic Dr., Suite 100  
Mt. Laurel, NJ 08054

Beacon Planning and Consulting Services, LLC  
315 State Highway 34, Suite 129  
Colts Neck, NJ 07722

Artheon  
1 Tower Center Dr., Suite 100  
Mt. Laurel, NJ 08054

Per package

July 1, 2026 – June 30, 2027

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES- SPECIAL ENGINEERING SERVICES PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of special engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of French and Parrello Associates, Wall, New Jersey; Center State Engineering, Monroe, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey, and Artheon, East Brunswick, New Jersey; are qualified candidate for the position, together (the "Qualified Firms"); and

**WHEREAS**, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as engineers to provide special services engineering services set forth in the proposal annexed hereto and incorporated herein; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that French and Parrello Associates, Wall, New Jersey; Center State Engineering, Monroe, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey, and Artheon, East Brunswick, New Jersey are hereby qualified to represent the Agency in the capacity of Special Services Engineer for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency from time to time, in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

\_\_\_\_\_  
Kevin Meszaros, Chairman

Attested to:

\_\_\_\_\_  
Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

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[www.southamboynj.gov](http://www.southamboynj.gov)

## Special Services Engineering Services

French & Parrello Associates  
1800 Route 34, Suite 101  
Wall Township, NJ 0719

Center State Engineering  
481 Spotswood Englishtown Road  
Monroe, NJ 08831

Colliers Engineering & Design  
2000 Midlantic Drive, Suite 100  
Mount Laurel, NJ 08054

Artheon  
1 Tower Center Blvd., 20<sup>th</sup>  
East Brunswick, NJ 08816

Per package

July 1, 2026 – June 30, 2027

M: 06-04-26 :16

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM ARCHITECTURAL  
ARCITECTURAL SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS**, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS**, the South Amboy Redevelopment Agency (the "Agency") is in need of architectural services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS**, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS**, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm of Michael V Testa, Manalapan, New Jersey and DMR Architects, Hasbrouck Heights, New Jersey, Colliers Engineering Design, Mt. Laurel, New Jersey, LAN Associates, Voorhees, New Jersey, Architecture Work Office LLC, New Brunswick, New Jersey; and

**WHEREAS**, the Qualified Firms has proposed to provide the services, described in the attached proposals, Schedule 1, at the rates set forth therein; and

**WHEREAS**, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to

designate the Qualified Firms as architects to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that Michael V Testa, Manalapan, New Jersey and DMR Architects, Hasbrouck Heights, New Jersey, Colliers Engineering Design, Mt. Laurel, New Jersey, LAN Associates, Voorhees, New Jersey, Architecture Work Office LLC, New Brunswick, New Jersey shall be and are hereby approved to represent the Agency in the capacity of Architect for the period July 01, 2026 through June 30, 2027, and to perform the duties as determined by the Agency in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

---

Kevin Meszaros, Chairman

Attested to:

---

Kelly Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

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Email: [SARA@southamboynj.gov](mailto:SARA@southamboynj.gov)

[www.southamboynj.gov](http://www.southamboynj.gov)

## Architectural Services

Michael V Testa, Architect

701 Tennent Road, Suite 201

Manalapan, NJ 07726

DMR Architects

777 Terrace Avenue, Suite 607

Hasbrouck Heights, NJ 07604

Colliers Engineering Design

2000 Midlantic Dr, Suite 100

Mount Laurel, NJ 08054

LAN Associates

1018 Laurel Oak Road, Suite 11

Voorhees, NJ 08043

Architecture Work Office LLC

32 Union St, Unit 2L

New Brunswick, NJ 08901

Per Package

July 1, 2026 – June 30, 2027



M: 06-04-26 :17

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**RESOLUTION**

**APPROVING QUALIFIED RESPONDANTS TO PERFORM VALUATION  
AND CONSULTING SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

**WHEREAS, N.J.S.A. 19-44a-20.4 et seq.,** The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

**WHEREAS,** the South Amboy Redevelopment Agency (the "Agency") is in need of valuation and assessing services from time to time to assist the Agency in connection with various redevelopment and other projects; and

**WHEREAS,** the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

**WHEREAS,** the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm NJ Realty and Advisory Group, LLC, Fords, New Jersey, and BBG Real Estate Services, Morristown, New Jersey are qualified for the position, (the "Qualified Firms"); and

**WHEREAS,** the Qualified Firms have proposed to provide the services, described in the attached proposals, at the rate set forth therein; and

**WHEREAS,** in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms to provide the services set forth in their proposals annexed hereto and incorporated herein from time to time, as required; and

**WHEREAS**, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

**NOW, THEREFORE, BE IT RESOLVED** by the SOUTH AMBOY REDEVELOPMENT AGENCY that NJ Realty and Advisory Group, LLC, Fords, New Jersey, and BBG Real Estate Services, Morristown, New Jersey shall be and is hereby approved to represent the Agency in the capacity of assessor and valuation consultants for the period July 1, 2026 through June 30, 2027, and to perform the duties as determined by the Agency in separately determined amounts.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

---

Kevin Meszaros, Chairman

Attested to:

---

Kelly A. Wolff, Secretary

Meeting Date: June 4, 2026

<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						
Frederick Williams						

# South Amboy Redevelopment Agency

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[www.southamboynj.gov](http://www.southamboynj.gov)

## Valuation Services

New Jersey Realty Advisory Group, LLC

59 Remmey Street

Fords, NJ 08863

BBG Real Estate Services

1262 Headquarters Plaza, West Tower – 6<sup>th</sup> Floor

Morristown, NJ 07960

Per package

July 1, 2026 – June 30, 2027

**South Amboy Redevelopment Agency**  
**BILL LIST**  
**May 8 through June 4, 2026**

10:31 AM  
 06/01/26  
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
<b>May 8 - Jun 4, 26</b>					
06/04/2026	3059	City of South Amboy	Reimburse City for Payroll from 1/1/2026 through 6/30/2026	501 · Salaries...	35,096.48
06/04/2026	3060	PSEG CO	Natural Gas @ 141 N Broadway 4/10 to 5/08/26 HISTORY & OFFICE	560 · Utilities	56.33
06/04/2026	3061	PSEG CO	Natural Gas @ 141 N Broadway 4/10 to 5/08/26 ARTS	560 · Utilities	69.37
06/04/2026	3062	JCP&L	Electric @ 141 N Broadway 4/16 to 5/17/26	560 · Utilities	289.75
06/04/2026	3063	City of South Amboy	Reimburse City for Cable/Phone MAY	432 · Telepho...	175.01
<b>May 8 - Jun 4, 26</b>					<b>35,686.94</b>

## SOUTH AMBOY REDEVELOPMENT AGENCY

### MINUTES OF THE May 7, 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, Rachael Draudt, Tony Gonsalves, Christine Noble, Frederick Williams

ABSENT:

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 Christine Noble. Zusette Dato seconded the motion.

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

Kevin Meszaros called for a motion to approve the April 02, 2026, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the April 02, 2026, Agency Meeting Minutes as presented was made by Zusette Dato. Frederick Williams seconded the motion.

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

The PILOT that went before council and was approved to build for sale properties, not rental. Zusette Dato mentioned that a question was raised at the council meeting about underpaid workers on the Broadway projects and wants the city to use E-Verify on the workers. That is not something our construction officials need to do. It is not something the city can require, there is no PLA requirement on these projects. This would be a department of labor issue.

Mr. Patel appeared before the board asking about parking on the side of his business (Krauzers). It was determined he needs to appear at the Council meeting.

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