

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE MAY 2, 2013 MEETING

### Public Session

Chairman Kevin Meszaros called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag and a prayer. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilman Michael Gross, Kevin Meszaros,  
John F. O'Connell, William Schwarick

Also in attendance: Eric Chubenko, Executive Director  
Craig J. Coughlin, Esq., General Counsel  
Mayor Fred Henry

*\* Please note that Commissioner Kevin Meszaros was sworn in pursuant to his reappointment to the Agency and John F. O'Connell was sworn in as an Agency Commissioner prior to the commencement of this meeting.*

A Motion to approve the bills lists for this meeting (*Item Nos. 7.A. and 7.B. contained in the Agenda annexed hereto*) was made by William Schwarick.

Kevin Meszaros seconded the Motion.

ROLL CALL: Block – yes; Gross – yes; Meszaros – yes; O'Connell – yes;  
Schwarick – yes

William Schwarick made a Motion to approve the January 10, 2013 Meeting Minutes (*Agenda Item No. 12.C.*).

The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Gross – yes; Meszaros – yes; O'Connell – abstain;  
Schwarick – yes

William Schwarick made a Motion to approve the February 7, 2013 Agency Meeting Minutes (*Agenda Item No. 12.D.*)

Councilman Michael Gross seconded the Motion.

ROLL CALL: Block – yes; Gross – yes; Meszaros – abstain; O'Connell – abstain;  
Schwarick – yes

A Motion to adopt the Resolution authorizing execution of an Interim Cost Agreement with Bayside at South Amboy, LLC (*Agenda Item No. 12.A.*) was made by William Schwarick.

Benjamin Block seconded the Motion.

ROLL CALL: Block – yes; Gross – yes; Meszaros – yes; O’Connell – yes;  
Schwarick – yes

The following updates were provided by Executive Director Eric Chubenko:

- Nothing happening in connection with the restaurant site since it is now in a projected V-Zone. There was progress until Hurricane Sandy hit, but now there has been no interest by potential developers. Portions of the property can still be developed, however, the parcel is much smaller since being re-zoned.
- Wische Property is extremely contaminated and it is a small site. Potential developers who have viewed the property so far have said that it would take a tremendous amount of work to remediate and, as a result of Hurricane Sandy, the property has been placed in the projected V-Zone.
- Woodmont project is moving along, however, the developer has expressed interest in incorporating ‘residential rentals’ into the project. It does not appear that the project will go vertical until the market is in agreement with the developer concerning a “for sale” product.
- NRG – nothing new.
- The only new development concerning AWAA is that they [AWAA] now has an August, 2013 extension with the Seller with an option of an additional extension.
- The Youroni project is moving along since approval of payment to professionals of old bills has been issued and Youroni, along with the City, are trying to work out how to commence with the sewer line installation. Youroni will pay for the design work and the pump station on the property. There are some easement issues which will have to be worked out with the Fasano property to the north.
- The Agency is working with the owners of the Fasano property in an effort to develop it for a better use than its present use. Also, the Youroni project cannot move forward unless Youroni gets a [roughly] 2,500-foot easement in the rear of the property for a discharge line and, additionally, Fasano needs an easement on its property across the front to install a sewer line.
- Ken Firpo [owner of property located at Bordentown Avenue and Broadway] has yet to provide a project and/or design acceptable to the Agency.

Chairman Meszaros requested comments/questions from the public and, hearing none, closed the public portion of the meeting. With no questions/comments from Commissioners, Chairman Meszaros asked for a Motion to adjourn the meeting.

Councilman Schwarick made a Motion to adjourn the meeting.  
The Motion was seconded by Councilman Gross

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

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MADELINE B. PIRRO