

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE AUGUST 1, 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, Camille Tooker

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

Representatives of Bayside at South Amboy, LLC provided a presentation at this meeting concerning the proposed Bayside at South Amboy project. The representatives supplied architectural renderings of the townhome project with the proposed elevations for same. The project will include a stone water table. Colors of the townhomes are open for discussion, however, as prepared, the project will contain neutral colors combined with some stone or brick façade on the frontage, dormers on the upper level and turned gables. The townhomes will include a deck on the rear and two-car rear entry garages. The project will contain fifty (50) units and will be a for sale product.

A Motion to approve the bill list for this meeting (*Items nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by Councilman Gross.

Camille Tooker seconded the Motion.

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

Please note that payment to Agency General Counsel was not voted upon at this time pending appointment of General Counsel for the fiscal year (i.e., July 1, 2013 through June 30, 2014.

Camille Tooker made a Motion to approve the Consent Agenda (*Agenda Items nos. 7.A.1. through 6.*) for this meeting.

The Motion was seconded by William Schwarick.

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

Please note the following approved professional appointments: Craig J. Coughlin, Esq. – Agency General Counsel; McManimon, Scotland & Baumann, Esqs. And Decottis, Fitzpatrick & Cole, LLP- Special Legal Counsel; JM Sorge, Inc., Potomac Hudson, Yu and Associates, Inc., Prestige Environmental, Inc. and French & Parrello Associates – Environmental Engineering

Services; Victor DiSanto, Sterling, DiSanto & Associates and Arthur Linfanti, III, Value Research Group, LLC – Valuation and Consulting Services; AJV Engineering, Inc., Michaels and Waldron Associates, LLC, Grotto Engineering Associates, LLC and Clark Caton Hintz – Planning Services; Feist Engineering, Grotto Engineering Associates, LLC, AJV Associates and French & Parrello Associates – Engineering Services; Lerch, Vinci & Higgins – Auditing Services.

Councilman Gross made a Motion to approve payment of Craig J. Coughlin, Esq. invoice previously not approved pending appointment.
Benjamin Block seconded the Motion.

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

Craig Coughlin requested nominations for Agency Chairperson [July 1, 2013 through June 30, 2014] and Benjamin Block nominated Kevin Meszaros. Hearing no further nominations, Mr. Coughlin requested a Motion to adopt the Resolution appointing Kevin Meszaros in the capacity of Agency Chairman.

Benjamin Block made the Motion. Councilman Gross seconded the Motion.

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

Craig Coughlin requested nominations for Agency Vice-Chairperson [July 1, 2013 through June 30, 2014] and William Schwarick nominated Benjamin Block. Hearing no further nominations, Mr. Coughlin requested a Motion to adopt the Resolution appointing Benjamin Block in the capacity of Agency Vice-Chairman.

William Schwarick made the Motion. Councilman Gross seconded the Motion.

Benjamin Block made a Motion to approve the Resolution designating Amboy National Bank and The Provident Bank as the official banking institution for the Agency for the 2013 fiscal year.

William Schwarick seconded the Motion.

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

Councilman Gross made a Motion to adopt the Resolution designating The Homes News and Tribune and The Star Ledger as the official newspapers of the Agency for the 2013 fiscal year.
Benjamin Block seconded the Motion.

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

Please note that the Introduction of the Fiscal Year Budget (Item No. 12.E. contained in the Agenda annexed hereto) was tabled at this meeting and no action was taken.

Councilman Gross made a Motion to adopt the Resolution authorizing salaries for the Redevelopment Agency. *(Note that this Resolution was distributed at the meeting.)*
The Motion was seconded by Camille Tooker.

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

Councilman Gross made a Motion to approve the May 2, 2013 Agency Meeting Minutes.
Kevin Meszaros seconded the Motion.

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

William Schwarick made a Motion to approve the June 6, 2013 Meeting Minutes.
Councilman Gross seconded the Motion.

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

Executive Director Eric Chubenko advised the Agency Commissioners that Melvin Rosado submitted his resignation effective July, 2013 and expressed his gratitude for the service that Mr. Rosado had provided on behalf of the Agency.

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately twenty to thirty (20 - 30) minutes for the purpose of discussing contract negotiation and ongoing matters.

A Motion to enter into Executive [closed] Session was made by John O’Connell.
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

A Motion to adopt the Resolution authorizing the execution of a Redevelopment Agreement between the Agency and Bayside at South Amboy, LLC for the redevelopment of Block 161.04, Lot 20.08 (a/k/a Parcel A) was made by Camille Tooker.
Councilman Gross seconded the Motion.

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

Please note that this Resolution was distributed at the meeting.

Commissioner Tooker advised the Agency that the Ferry Project is moving along and the project is looking “very positive”.

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 John O’Connell.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO