

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE MAY 1, 2014 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, Councilwoman Zusette Dato, Kevin Meszaros, John F. O'Connell, Camille Tooker

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

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 Councilwoman Dato. Camille Tooker seconded the Motion.

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

Camille Tooker made a Motion to approve the April 3, 2014 Agency Meeting Minutes (*Agenda Item No. 12.A.*). The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato – yes; Meszaros – abstain; O'Connell – yes; Tooker – yes

Craig Coughlin, along with Eric Chubenko, explained to the Agency Commissioners about a miscommunication that had taken place with regard to the Woodmont Project, which was presented to the Agency at the March 6, 2014 meeting by Stephen A. Santola, Executive Vice President and General Counsel for Woodmont Properties (i.e., property owners were noticed/notified that the proposed project would be before the Planning Board for approval). Mr. Chubenko further explained that, since the question remains as to whether the proposed project would be a permitted use in the City, Woodmont should not have moved forward with its' [Woodmont] application. Upon contacting Stephen Santola, Eric Chubenko was advised that the notifications to the property owners was, indeed, a "miscommunication" and that the notifications should never have been forwarded to the property owners. Mr. Santola explained to Eric Chubenko that he [Santola] had been away on vacation and was not aware that "all of this was going to occur". Mr. Santola apologized for the miscommunication. Eric Chubenko assured the Agency Commissioners that the proposed Woodmont project application has not been entertained by the Planning Board and will not go forward until the project is deemed a permitted use.

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

A Motion to enter into Executive [closed] Session was made by John O'Connell. Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros opened the meeting to the public.

Former Mayor O'Leary asked if the Redevelopment Agreement had been changed or modified in any way during the course of the past few years and Eric Chubenko explained that it has been modified for the Venetian project. Mayor O'Leary then inquired as to the modification and Eric Chubenko stated that it was the same product with less unit count. Mayor O'Leary advised the Agency Commissioners and professionals that he [O'Leary] had received a notice at his [O'Leary] home that Woodmont Properties wants to build three (3) – three story apartment buildings containing one hundred and twenty-six (126) units and he [O'Leary] wanted to know if the Agency had negotiated that project in a modified redevelopment plan. Eric Chubenko stated that the Agency had not modified the redevelopment plan for the Woodmont project. Furthermore, Mayor O'Leary wanted to know why the project was going to the Planning Board for project approval. Eric Chubenko explained that the project was not going before the Planning Board for project approval and that any appearance by Woodmont would be for an “informal hearing” on their [Woodmont] project. Mayor O'Leary stated that the project was approved for townhomes and single-family units – not apartments. Commissioner Tooker stated that the Planning Board notices were sent in error. Mayor O'Leary added that, as a resident, he [O'Leary] is concerned about, not only the proposed project, the approval process.

Chairman Meszaros requested a Motion to adjourn this meeting.

John O'Connell made a Motion to adjourn.

Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

---

MADELINE B. PIRRO