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## SOUTH AMBOY REDEVELOPMENT AGENCY

### MINUTES OF THE OCTOBER 2, 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, Kevin Meszaros, John O'Connell,  
William Schwarick; Camille Tooker

Also in attendance: Eric Chubenko, Executive Director  
Craig J. Coughlin, Esq.  
Mayor Fred Henry  
Joseph P. Baumann, Esq, Special Counsel

Eric Chubenko added two (2) items to the bill lists which had been prepared for this meeting prior to receipt of the following invoices:

- An invoice from the NJDEP in the amount of \$5,180.00. It was not known at the time of the meeting whether this invoice will ultimately be paid from the Agency's HDSRF [Hazardous Discharge Site Remediation Fund].
- Invoice from McManimon, Scotland & Baumann, Agency Special Counsel, in the amount of \$14,508.76 for work performed in connection with the O'Neill proposed project which will be paid from the O'Neill escrow account.

A Motion to approve the bill lists as amended (*Item nos. 7.B.1. and 2. contained in the Agenda annexed hereto*) was made by William Schwarick.

Benjamin Block seconded the Motion.

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

William Schwarick made a Motion to approve the July 10, 2014 Agency Meeting Minutes (*Agenda item no. 12.A.*).

The Motion was seconded by Camille Tooker.

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

A Motion to approve the September 4, 2014 Agency Meeting Minutes (*Agenda item no. 12.B.*) was made by William Schwarick.

Benjamin Block seconded the Motion.

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

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately twenty (20) minutes for the purpose of discussing contract 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

Eric Chubenko provided an update concerning the Wische property [located on Rosewell Street]. Eric explained that a report has been prepared which details what can or cannot be done with the property. The owners of the property have been in contact with two (2) potential developers – with one developer proposing a residential project. Eric further advised that the report is currently in draft form and, upon receipt of the final report, he [Chubenko] will furnish the report to anyone who might be interested in reviewing it. It was also noted that the Wische property is not located in a redevelopment area.

Eric Chubenko advised the Commissioners that the Venetian project is ninety-nine (99%) percent complete, however, there are still some issues that need to be addressed. Craig Coughlin explained that there is an issue with a fire hydrant, which will be addressed by Middlesex County Water. Also, there is a concern with the exhaust system in the kitchen area, which has already been installed (i.e., the system cannot be tested by the City fire official and code official due to information necessary with regard to what is needed in terms of volume in order to make the system work), explained Craig Coughlin. Although the information has been requested from the manufacturer, to date, it has not been received. It is a significant issue, stated Coughlin. Camille Tooker further explained that the builder/developer did not install the system that was approved but, rather, installed a different system. Another issue with the project, explained Craig Coughlin, is a “huge generator” situated behind the building which blocks the egress of a fire truck. Meetings are ongoing between the Agency professionals and the developer in order to rectify the aforementioned issues.

Craig Coughlin advised that the developer of the Parcel A project (i.e., deed ownership town homes) is getting closer to commence the project.

Chairman Meszaros requested comments/questions from Commissioners and William Schwarick asked if there was any new information concerning the ferry. Mayor Henry, along with Camille Tooker, explained that, after multiple e-mails and telephone calls, they [Henry and Tooker] are hopeful that positive news concerning the project will be received next week and the bid process can proceed.

With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested a Motion to adjourn this meeting.

A Motion to adjourn the meeting was made by Benjamin Block.  
William Schwarick seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

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MADELINE B. PIRRO