

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE AUGUST 3, 2017 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: Benjamin Block, Camille Tooker, Zusette Dato, Kevin Meszaros, Tony Gonsalves, Frank Milatta

ABSENT: John O'Connell

Also in attendance: Eric Chubenko, Executive Director
Mayor Henry
Craig Coughlin

Kevin Meszaros called for a Motion on Resolution of the South Amboy Redevelopment Agency Regarding the Delayed Introduction of the 2018 Budget (*Agenda Item No. A.1*)

Benjamin Block made a motion to approve Resolution M8-03-17 :01. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes, Gonsalves – yes, Milatta - abstain

Kevin Meszaros called for a Motion on Resolution of The South Amboy Redevelopment Agency Introduction of the 2018 Budget (*Agenda Item No. A.3*)

Benjamin Block made a motion to approve Resolution M8-03-17 :03. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes, Gonsalves – yes, Milatta – abstain

Kevin Meszaros called for a Motion to approve the June 1, 2017 Agency Meeting Minutes (*Agenda item no. 12. B.*)

A Motion to approve the May 4, 2017 Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes, Gonsalves – yes, Milatta – abstain

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.*)

Zusette Dato made a Motion to approve the Bill List. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes, Gonsalves – yes, Milatta – abstain

Craig Coughlin addressed DeVimy properties, proposed 7-11. The application was sent to SARA after the application went through Planning Board. We are not going to approve a Planning Board application. There is a process that has to be followed that begins with a meeting with SARA. Sometime in the future we will have a meeting with the owner and developer. This is not a matter for the Agency to consider at this meeting.

Eric Chubenko updated on Woodmont, the project is moving along. They are on their timeline. We completed the Budget process and it is with the State of NJ, we are beginning the audit process. It will be completed within the next 60 days. We met with NY waterways regarding the ferry parking lot and terminal, we will go through the RFP process. We should have operational ferry service in two years.

Zusette Dato asked if Ryan homes was a redevelopment project, Eric Chubenko replied, yes. The County Park supervisor called with some concerns with people getting into the park after it has been closed. If the gate is down a car would be able enter the park. What will Ryan Homes put in place to prevent people from entering, is there anything on the site plan. Frank Milatta mentioned decorative rocks and landscaping. The Mayor added that Ryan Homes has been very cooperative.

Kevin Meszaros welcomed Frank Milatta as our new commissioner. Welcome Frank.

Zusette Dato, we will be unveiling a bench for Frank's late husband Melvin. August 12, 5 pm at the clubhouse at Light House Bay.

Benjamin Block asked for an update on Manhattan Beach. Eric Chubenko updated, they are progressing. They will come back with something formal within the next few weeks. Frank Milatta asked if there is a time line if they do not compete due diligence. Eric Chubenko followed up that this is a multi-decade project.

Kevin Meszaros opened the meeting to the public.

Mrs. Kanosa – Second Street, questioned if she will get another notice if the proposed 7-11 goes before Planning Board. Craig Coughlin responded that we cannot answer for the Planning Board but it is part of the process to notify property owners.

Tom Reilly – All projects are housing, Woodmont, Manhattan Beach and lower Main Street. I am asking this Agency to look at other projects. Are there three separate buyers for the Manhattan Beach Project? Camille Tooker stated there was one buyer, O'Neill. Pork roll and Sherman are the same company different LLC's. Also as part of the Manhattan Beach sale, we sold beach front? Eric Chubenko and Camille Tooker both stated we only sold 1 parcel, not the apartments, not the basketball courts. Tom Reilly questioned why we sold that piece of property. Eric Chubenko stated when they made the initial deal, it was required, we don't think they would have bought it otherwise.

Mr. Patel – Voiced his concerns with the proposed 7-11. If a big box store comes in, we will go out of business.

Jay, Bordentown Ave. Krauzers – Also voiced his concerns with the proposed 7-11.

Mrs. Kanoso -Second Street, stated her sewer pipe runs through the alley way and she is concerned with traffic.

Camille Tooker stated this is a property they have been trying to find the right business for and the Dunkin Donuts or the bank were not the right fit for the corner.

Brian McLaughlin – We do not have the infrastructure for all these properties. If we have to change over to paid services, property taxes will rise. Have we ever looked into economic development? Amazon and are Fed Ex building all over. Why don't we have a sit down with them instead of building apartments. Camille Tooker responded that these projects were approved years ago. These projects may have a build out of 20-30 years. Every trip to Broadway helps businesses. There was a promise made by the former Mayor that we would not take businesses away from Broadway.

Zusette Dato commented people were upset about Lighthouse Bay, and it has been very good for the City. We should not look down at other projects. Tony Gonsalves added there was no school impact when Lighthouse Bay was built.

Tom Reilly do you think 2400 units will be good for this town? Frank Milatta stated if you are not growing you are dying, People are not moving here for the school system. Housing right now is rentals not many desire to buy.

Camille Tooker stated the project on Bordentown Avenue is not in the Redevelopment Area. Tom Reilly again stated he is questioning all the projects coming from SARA, they are all apartments. Benjamin Block used Metuchen as an example, apartments and housing are being built. Tom Reilly, what happens if Woodmont doesn't get their rent. Frank Milatta stated they wouldn't build if they couldn't get rent.

Mrs. Kanosa added it is very hard to get residents to participate.

Kevin Meszaros then closed the public portion.

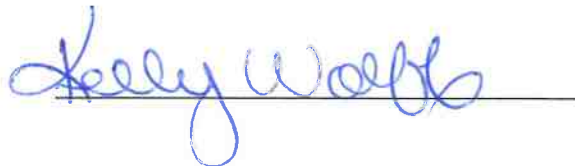
Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato. Benjamin Block seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

A handwritten signature in blue ink, reading "Kelly Walsh", is written over a horizontal line.