

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE SEPTEMBER 05, 2019 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: Kevin Meszaros, Anthony Conrad, Frank Milatta, David Kales, Tony Gonsalves, Camille Tooker

ABSENT: Zusette Dato

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Mayor Henry
Craig Coughlin, Esq.

Swearing in of David Kales done by Craig Coughlin, Esq.

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.*)

Eric Chubenko stated the bill list is monthly rent and utilities. Nothing out of the ordinary.

Tony Gonsalves made a motion to approve the Bill List. The motion was seconded by Anthony Conrad.

ROLL CALL: Gonsalves – Yes, Meszaros – Yes, Conrad – Yes; Tooker – Yes; Milatta – Yes, Kales - Yes

Kevin Meszaros called for a motion to approve the August 1, 2019 Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the August 1, 2019 Agency Meeting Minutes as presented was made by Frank Milatta. Anthony Conrad seconded the motion.

ROLL CALL: Gonsalves – Abstain, Meszaros – Yes, Conrad – Yes; Tooker – Abstain; Milatta – Yes, Kales - Abstain

Eric Chubenko updated that there is nothing on the agenda, but Redevelopment has been very busy. We want to welcome our new commissioner. We are meeting for residential, commercial and retail almost every day. We are working on the Fasano and Wische sites. Eyesore sights are being discussed. These are heavily contaminated sites; they will cost millions of dollars to remediate. We have several Interim Cost Agreements on active sites.

The Furpo site across from the Post Office is scheduled for a PILOT program review plan. Frank Milatta stated the market would have to go up 20% to not need a PILOT program.

Mayor Henry stated they have worked with the Board of Education, if you notice we installed a new sign at the Middle High School. We are not ignoring the schools. Eric Chubenko stated the impact on the schools is lower than originally predicted.

Tony Gonsalves asked about Dr. Younes place on Main street. The property has been approved for residential. That is not a Redevelopment area.

The site next to Mara's is being proposed as residential, they will need DOT approval in regard to setbacks. If there is a plan where they can provide adequate parking, it will benefit everyone. Camille Tooker asked if they submitted a site plan. They have not, they are ready to submit a site plan to us for approval. We have an Interim Cost Agreement and our professionals are being paid.

Craig Coughlin stated the Sate EDA took a look to see if South Amboy could be turned into a Port. There may be benefits to becoming a Port. EDA was in today to discuss. It will provide Union jobs, but there will be no revenue.

Mayor Henry updated the work has begun on lower Main Street. The project will take approximately 1 to 1.5 years. It will be a great improvement.

There are no Ferry updates, we are waiting for the EPA to approve permits. We have the RFP for Ferry Operator ready to go.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Anthony Conrad. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff