

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE OCTOBER 03, 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, David Kales, Camille Tooker, Zusette Dato

ABSENT: Tony Gonsalves, Frank Milatta,

Also, in attendance: Eric Chubenko, Executive Director  
Dan Balka, CFO  
Mayor Henry  
Glenn Skarzynski, BA  
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.

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

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

Kevin Meszaros called for a motion to approve the September 5, 2019 Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the September 5, 2019 Agency Meeting Minutes as presented was made by Anthony Conrad. Camille Tooker seconded the motion.

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

Eric Chubenko updated that he, along with the Mayor and Glenn, have met with Woodmont and Jingoli about the property North of the tracks, looking to be reverted back to light industrial. They have submitted proposals; we are close to a redevelopment agreement for light Industrial warehouse distribution. It will be union construction; we are working it all together. We had a very productive meeting. This is the hottest development we have seen since 2006-2007. The sites that has been headaches are all in active negotiations. (Fasano, property, Wische property and the Genon site.)

Zusette Dato questioned what is in the plans for the Fasano site, Eric Chubenko stated it will be light industrial.

Dave Kales questioned where exactly the property is located and if the Phase 1 and Phase 2 studies were completed. Eric Chubenko answered the property just north of the tracks has completed the Phase 1 and Phase 2. Dave Kales then questioned in the light industrial area, what would the square footage be? (Proposed approx. 150,000 square feet, one large building. It will look more like a corporate office; the employee parking will be in the front and all deliveries and industrial work would take place behind the building.)

Eric Chubenko continued, a wind mill production facility is still an option. We are going to take our best opportunities that have the quickest path to getting something that is viable to the city. Right now, we are open for business and we have continued interest from the EPA for a wind mill facility. We don't want it to affect the residential area negatively. We want to have a great rateable, create jobs and have zero impact on our schools. It will beautify a piece of property. The area is approximately 18-20 acres, not all useable, some of the acreage is in the water.

Camille Tooker questioned if anyone has shown interest in the former Methadone Clinic. Eric Chubenko stated there has been no interest. Camille Tooker also questioned the status of Manhattan Beach. Glenn Skarzynski replied they will be going before the Planning Board for final site plan approval in November. They have addressed all concerns; this will start the Phase 1 and Phase 2 portions of the project.

Glenn Skarzynski also gave an update on the Ferry project. The City is waiting on DEP approval for the waterfront and our Engineer has a meeting on the 17<sup>th</sup> with the Army Core of Engineers. The City is still advocating for more funding. The Mayor replied the City is doing everything they can to get this done.

611 Bordentown will be having their final architectural review next month.

As of today, we do not have a final approval for Savage Bistro facade, we are still working with them to finalize approved colors.

Route 35 North, next to Mara's has not come back with plans including the changes that were asked of them. (1. Fire and Emergency only access in the rear entrance 2. DOT approval for entrance from 35 North 3. Approved number of units and shared parking with Mara's.) We asked for specific changes and they were not met. The units would be for sale, similar to the Ryan Homes near the waterfront park.

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 Camille Tooker. Anthony Conrad seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff