

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE January 6, 2022 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: Anthony Conrad, Zusette Dato, Tony Gonsalves, Dave Kales, Kevin Meszaros, Camille Tooker

ABSENT: Frank Milatta

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

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 these are standard general and escrow bill lists. Zusette Dato made a motion to approve the Bill List. The motion was seconded by Camille Tooker.

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

Kevin Meszaros called for a motion to approve the December 2, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the December 2, 2021 Agency Meeting Minutes as presented was made by Dave kales. The motion was seconded by Anthony Conrad.

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

Eric Chubenko updated on various projects. The 2-acre site next to the Ferry Terminal is in progress and they hope to be before the board in the coming months. We hope to have a presentation for the February meeting. 200 Broadway will be before the board with modifications to the existing project.

Glenn Skarzynski confirmed the 2-acre site next to the Ferry Terminal will be on the February meeting with a presentation. This will be a great ratable for our city. Eric Chubenko added this project will have zero impact to the school system and will clean up the property.

Dave Kales stated that since the 200 Broadway project is new to most board members, they would need time to review the project and not have a vote at the next meeting. Eric agrees and he would like to see what was approved and what is being changed. Eric would like to meet with them and outline what is being updated. Dave Kales stated that he has compared the original plans to the updated plans that were provided. Camille Tooker added that the project has been changed many times over the years. Glenn Skarzynski stated in the original plans they were having an issue meeting the parking demands and are just coming back with changes. He also updated that the Ferry should be up and running with a temporary terminal and parking lot by Labor Day. Anthony Conrad asked when the leasing will begin at Manhattan Beach Station Bay. Glenn answered the certificate of occupancy should be finalized tomorrow and they will be ready. Remediation of the Wishe property will be in a couple weeks. The Woodmont distribution project is ahead of schedule. The Rosewell apartment project was turned down by the Planning Board and will make modifications and bring it back to the board.

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. Zusette Dato seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff