

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE March 3, 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, Kevin Meszaros, Frank Milatta,

ABSENT: Dave Kales, Camille Tooker

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. Frank Milatta made a motion to approve the Bill List. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes; Dato – Yes; Gonsalves – Yes; Meszaros – Yes; Milatta – Yes;

Kevin Meszaros called for a motion to approve the February 3, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 3, 2022 Agency Meeting Minutes as presented was made by Anthony Conrad. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes; Dato – Yes; Gonsalves – Yes; Meszaros – Yes; Milatta – Yes;

Woodmont Properties warehouse distribution project is in the final stage with the County Planning Board. We are still waiting for explanation from 200 Broadway for the increase in unit count and additional parking spaces. We have a request for release of escrow funds for 104 and 112 N Broadway, that will be on next months agenda. The BNE ribbon cutting was successful. Claremont is still working on the remediation; they are working every day and are eager to start building. They have pulled demo permits and the building will come down in a few weeks, the historical society is going in to remove some wood work. Our former DAV sight will be coming down also. We are one signature away from going forward with the bid for Ferry Operator. We have a lot going on, more to follow next month.

Kevin Meszaros opened the meeting to the public.

Greg Babulak – Wanted clarification on which phase the Manhattan Beach Project is in.

Glenn Skarzinski clarified the project had been referred to as phases, we do not refer to it in phases. We do not control what newspapers call segments of the project. We have one section that is developed.

Eric Chubenko responded that the first component is one developer, the units in that component are what is completed now. This is the first component with this developer. Mr. Babulak asked if it was a 4-phase project. Eric Chubenko responded there was never intent to build out the maximum number of units at one time. It is at 500 units. There have not been specific guidelines for the property. We do not own the property. The property owners are meeting regularly with developers. Once they decide they meet with us, then the Planning Board for approval and architectural review. Mr. Babulak asked are we talking with anyone at the moment to get it built out? The property owner is meeting with interested developers regularly. I know of at least 3 that are interested. Mr. Babulak asked will it be the same or something else? Once it is presented to us, we will decide. Mr. Babulak asked when will they start renting out the apartments? Eric Chubenko responded they are at about 10 percent leased.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff