

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE September 05, 2024 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 Meszaro, Rachael Draudt, Gary Forshner, Tony Gonsalves,

ABSENT: Camille Tooker, Zusette Dato, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director  
Christopher Zingaro, Esq., General Counsel  
Dan Balka, CFO  
Mayor Henry

Kevin Meszaros introduced the evening's bill lists and said the general bill list contained fees for monthly legal services, rent and utilities. (*Agenda Items no. 7.B.1.*) Eric Chubenko stated they are all standard bills for the monthly expenses.

A motion to approve this evening's bill list was made by Rachael Draudt. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner - Yes; Gonsalves – Yes

Kevin Meszaros called for a motion to approve the August 15, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the August 15, 2024, Agency Meeting Minutes as presented was made by Tony Gonsalves. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner - Abstain; Gonsalves – Yes

Eric Chubenko updated on various projects. Joe Smokes building is finally demolished and we can get moving on the parling lot. Mayor Henry commented technically that is not Joe Smokes, it was the railroad building.

Kevin Meszaros opened the public portion of the meeting.

Brandon Russell – 327 Fourth Street

There is a meeting on the 10th to discuss the Mocco redevelopment area and the plans that are actively developing. At the council meeting last night, it was confirmed that property was deemed in need of redevelopment in 2001. It has been a while since that project has been in the works. Tonight, I hope to learn what SARA's conversations with the owners over the last 15 years and

why we don't currently have a better understanding on what exactly they are planning. Whether they are selling it, I think we should have an idea of that and the perspective buyers. I would have expected plans to develop the land and that there would have been discussions with the executive director over the last 15 years. I would like to get that cleared up.

Eric Chubenko stated he learned in 2001 that this was in need of redevelopment and it did not have an approved redevelopment plan, there still is no plan. We have had zero conversations about that parcel and I have been here for over 15 years. The reason there is a meeting and I believe it is the 10<sup>th</sup> is to find out because we heard rumors too. They want to present what they think they want to do with that parcel. The fact there is no redevelopment plan adopted for that area aside from general zoning. I assure you we will thoroughly try to find out what potential projects are planned. I understand there is a for sale sign on the property. We have had zero discussion; nothing has ever been presented to us. Technically speaking it wouldn't even come to this board yet, without a plan. There is no redevelopment plan that has been approved. They would have to go through the planning board. I with the Mayor and BA will be present and maybe the engineer and possibly zoning will be at the meeting. I think there was lack of clarity. Mr. Russell asked if the meeting was with Mr. Mocco, Eric responded we don't know. Whoever the property owner is and maybe a contract purchaser.

Tong Gonsalves stated he took a walk and spoke to neighbors and was told there is activity going on. Eric stated they heard about that and the business administrator immediately went there to find out what was going on. Zoning went to the property and they were doing soil samples and clearing the land. Zoning confirmed what they were doing at the time was ok. If they did more work than that, they would have been shut down.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Tony Gonsalves.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff