

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE October 03, 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, Zusette Dato, Rachael Draudt, Tony Gonsalves, Christine Noble

ABSENT: Camille Tooker, Gary Forshner

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 Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Gonsalves – Yes; Noble - Yes

Kevin Meszaros called for a motion to approve the September 05, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the September 05, 2024, Agency Meeting Minutes as presented was made by Tony Gonsalves. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Abstain; Draudt – Yes; Gonsalves – Yes; Noble - Abstain

Eric Chubenko stated that at the last meeting there were concerns about the Mocco property, we did have a meeting and they brought before us a plan to develop the site. There is no approved redevelopment plan. What they are proposing is not acceptable, it would be a planning board application, not redevelopment approval. It is a sizable parcel, there is possibly wetlands. I would like to wish a happy early birthday to our mayor.

Mayor Henry stated the city approached Mr. Mocco about buying the parcel years ago, fair market value was 3 million and they wanted 8.

Zusette Dato asked for an update on the Broadway and Bordentown project. It was a beautiful structure and nothing has happened. Eric Chubenko replied that he is unsure on how far along they are, the business administrator would have more knowledge.

Kevin Meszaros opened the public portion of the meeting.

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.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff