

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE December 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 Meszaros, Zusette Dato, Rachael Draudt, Gary Forshner,

ABSENT: Tony Gonsalves, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director  
Christopher Zingaro, Esq., General Counsel

Kevin Meszaros called for a motion to approve the Resolution of The South Amboy Redevelopment Agency 2025 Meeting Dates. A motion to approve was made by Rachael Draudt. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes

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 they are all standard bills for the monthly expenses.

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

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes

Kevin Meszaros called for a motion to approve the November 07, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the November 07, 2024, Agency Meeting Minutes as presented was made by Gary Forshner. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Abstain; Forshner – Yes

Eric Chubenko gave an update on the YMCA. There is a meeting scheduled for Monday, December 9, 2024, at City Hall, to discuss the solar project and lease extension. The Business Administrator and I are in regular communication.

Zusette Dato commentated that the Claremont Building on Rosewell Street is very impressive. It is going to be spectacular.

Eric Chubenko commented it has come a long way, considering it was abandoned. Business Administrator Kales commented that about 708 loads of fill have been brought in, they will bring

in approximately 7,000 more loads to get the property to an elevation of 21 feet above sea level. The parking lot at the ramp has been fenced off. We were having problems with people parking and damaging the private property. They will eventually have a walk-through gate available to extend the walkway.

Zusette Dato commented that residents that live on Raritan Reach want to walk down to the Ferry, BA Kales responded that will eventually happen. Ms. Dato continued with follow up questions from the last meeting, about the Broadway/Bordentown building. BA Kales responded, to date, they have not filed for permits. Eric Chubenko stated, we will look into a time line on the original agreement. Ms. Dato also commented about the warehouses on Main Street. BA Kales and Eric Chubenko will look into the plans that were submitted to Planning Board. Ms. Dato asked if anyone can tell us about Rosewell, the apartment and supermarket. That property was purchased by a new owner, at this point in time they are in compliance. We currently do not know who the developer is. Gary Forshner suggested we invite them in to see what they are considering for the property. We want to start a positive dialogue.

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. Gary Forshner seconded.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff