

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE APRIL 03, 2025 MEETING

Public Session

Eric Chubenko 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: Zusette Dato, Gary Forshner, Tony Gonsalves, Frederick Williams

ABSENT: Kevin Meszaros, Rachael Draudt Christine Noble

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

Eric Chubenko 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. Tony Gonsalves seconded the motion.

ROLL CALL: Dato – Yes; Forshner – Yes; Gonsalves – Yes; Williams – Yes

Eric Chubenko called for a motion to approve the March 06, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the March 06, 2025, Agency Meeting Minutes as presented was made by Tony Gonsalves. Zusette Dato seconded the motion.

ROLL CALL: Dato – Yes; Forshner – abstain; Gonsalves – Yes; Williams – abstain

Eric Chubenko stated the 2 warehouse projects are nearing certificate of occupancies, they will have the power on this week. Phase 2 Manhattan beach is still on pace for a beginning of July certificate of occupancy, I have no update for 200 South Broadway, 205 Main St. was approved recently they have not put in for permits yet.

Gary Forshner asked if anyone knows the occupancy of Station Bay. Dave Kales replied that Phase 1 is 97% occupied, Phase 2 has a waiting list, they will start renting beginning of June. Gary Forshner responded are there any Rosewell updates. Dave Kales replied they have DEP approval.

Eric Chubeko asked for a motion on Resolution M:04-03-2025 :01 for Executive Session.

Gary Forshner made a motion to approve Resolution M:04-03-2025 :01 for Executive Session. Zusette Dato seconded the motion.

ROLL CALL: Dato – Yes; Forshner – Yes; Gonsalves – Yes; Williams – Yes

: Off the Record:

Eric Chubenko opened the public portion of the meeting.

Eric Chubenko closed the public portion of the meeting.

Eric Chubenko then requested a Motion to adjourn.

A Motion to adjourn was made by Gary Forshner.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff