

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE September 4, 2025 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, Gary Forshner, Rachael Draudt, Tony Gonsalves, Christine Noble
Frederick Williams

ABSENT: Zusette Dato

Also, in attendance: Eric Chubenko, Executive Director
General Counsel

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. Gary Forshner asked about the PSE&G appraisal fee, Eric Chubenko responded that we needed an appraisal for the property for PSE&G to install underground transmission lines to run under our property. If they do come back to us we will present to the board for approval to use the underground lines. Power is to the grid from offshore. A motion to approve this evening's bill list was made by Gary Forshner. Tony Gonsalves seconded the motion.

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

Kevin Meszaros called for a motion to approve the July 22, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the July 22, 2025, Agency Meeting Minutes as presented was made by Gary Forshner. Frederick Williams seconded the motion.

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

Eric Chubenko updated there have been ongoing meetings with PSE&G, Dave Kales has been working on the progress of the certificate of occupancies on the warehouse projects. One has completed the other has not. We have been working with the 205 Main Street. They are changing developers and have to come back to the board. We have had meetings with Claremont regarding the additional modifications on the project.

Gary Forshner stated that 200 N Broadway has been planning board approved and asked if there any updates on the YMCA. Eric Chubenko stated they are working on trying to get that project squared away and we are excited to move forward. We may have to shift the October date due to multiple conflicts. if anything does come up, if not, we will push all bills and minutes to November.

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 Gary Forshner.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff