

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE November 6, 2025 MEETING

Public Session

Gary Forshner 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: Gary Forshner, Rachael Draudt, Tony Gonsalves, Frederick Williams

ABSENT: Kevin Meszaros, Zusette Dato, Christine Noble

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

Gary Forshner introduced the evening's consent agenda. Eric Chubenko stated the audit had no comments or recommendations. He thanked everyone involved for the clean audit. The report is included. Next is the 2026 meeting dates and the last resolution is for 205 Main Street. There is a similar ownership structure, and it requires a resolution to change the legal entity that includes the financial investor. Gary Forshner asked if there are any questions and asked for a motion to approve. A motion to approve was made by Frederick Williams. Tony Gonsalves seconded the motion.

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

Gary Forshner 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 Frederick Williams. Tony Gonsalves seconded the motion.

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

Gary Forshner called for a motion to approve the September 04, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the September 04, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Frederick Williams seconded the motion.

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

Eric Chubenko updated on the warehouse distribution projects, we received the first CO payments and are awaiting the second. We are waiting on PSE&G regarding the easement. Working with Claremont on the old Wishe/Was sight. We are working with legal on the YMCA and doing everything we can so they can stay operational in town.

Gary Forshner asked for any comments/questions from council.

Dave Kales updated on the RDA resolution it has gone through council and planning board. Both warehouses have certificate of occupancies. They do not have tenants but are working on it. The Woodmont property has active negotiations for tenants.

Mayor Henry congratulated Speaker Coughlin on the victory and thank you for all you do for South Amboy.

Gary Forshner opened the public portion of the meeting.

Gary Forshner closed the public portion of the meeting.

Gary Forshner then requested a Motion to adjourn.

A Motion to adjourn was made by Frederick Williams.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff