

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE December 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 (6:39 PM), Zusette Dato, Rachael Draudt, Frederick Williams

ABSENT: Tony Gonsalves, Christine Noble

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

Kevin Meszaros introduced the evening's consent agenda. Eric Chubenko stated there was a conflict with the January date, we have an updated 2026 calendar. A motion to approve was made by Zusette Dato. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Williams - 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. An approved line item for the Board of Education for reimbursement. Inclusive bills we knew we were going to pay. Dr. Williams questioned if there was a conflict, legal counsel responded he was able to vote on the bill list including the board of education items. A motion to approve this evening's bill list was made by Zusette Dato. Frederick Williams seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Williams - Yes

Kevin Meszaros called for a motion to approve the November 06, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the November 06, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Frederick Williams seconded the motion.

ROLL CALL: Meszaros – Abstain; Dato – Abstain; Draudt – Yes; Williams - Yes

We are progressing through various matters including the YMCA to keep them in town. A Certificate of Occupancy was issued for one of the warehouses. Zusette Dato asked about the progress on the corner of Bordentown and Broadway. There was communication on issued permits. It is moving forward. Merry Christmas, Happy Healthy New Year.

Kevin Meszaros asked for any comments/questions from council.

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