

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE April 2, 2026 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, Tony Gonsalves, Christine Noble, Frederick Williams

ABSENT: Kevin Meszaros, Gary Forshner, Rachael Draudt

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

Eric Chubenko introduced this evening's resolutions and consent agenda. (M: 04-02-2026 01-03) with no questions from the commissioners, Eric Chubenko called for a motion on the consent agenda. A motion to approve consent agenda was made by Zusette Dato. Frederick Williams seconded.

ROLL CALL: Dato – Yes; Gonsalves – Yes; Noble – Yes; Williams - Yes

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. All bills paid were approved according to our budget. A motion to approve this evening's bill list was made by Christine Noble. Frederick Williams seconded the motion.

ROLL CALL: Dato – Yes; Gonsalves – Yes; Noble – Yes; Williams - Yes

Eric Chubenko thanked Mayor, Business Administrator and Council for the initial reading regarding the PILOT from a rental to for sale and reducing the number of units. We met with the YMCA and will continue to work together.

Eric Chubenko called for a motion to approve the March 05, 2026, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the March 05, 2026, Agency Meeting Minutes as presented was made by Tony Gonsalves. Frederick Williams seconded the motion.

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

Eric Chubenko asked for any comments/questions from council.

Eric Chubenko opened the public portion of the meeting. Motion made by Zusette Dato, seconded by Frederick Williams

Eric Chubenko closed the public portion of the meeting. Motion made by Zusette Dato, seconded by Tony Gonslves.

Zusette Dato is delighted to see the building beginning to happen on both ends of Broadway. Tony Gonsalves added that the two new construction sites on Broadway is going to look good.

Happy Easter everyone!

Eric Chubenko 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