

M: 06-05-25 :01

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that Kevin Meszaros is hereby appointed as the Chairman for the year July 1, 2025 through June 30, 2026.

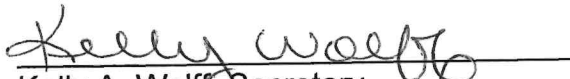
BE IT FURTHER RESOLVED, that the Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.



Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

M: 06-05-25 :02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPOINTING A VICE-CHAIRMAN

BE IT RESOLVED by the South Amboy Redevelopment Agency that Gary Forshner is hereby appointed as the Vice-Chairman for the year July 1, 2025 to June 30, 2026.

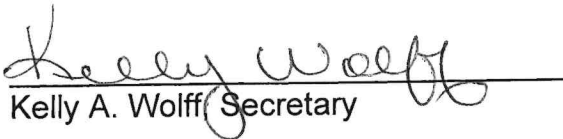
BE IT FURTHER RESOLVED, that the Vice-Chairman shall have all the responsibility and authority set forth in the Agency By-Laws and New Jersey statutes.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.



Kevin E. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

2026 ADOPTED BUDGET RESOLUTION

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented for adoption before the governing body of the South Amboy Redevelopment Agency at its open public meeting of June 5, 2025; and

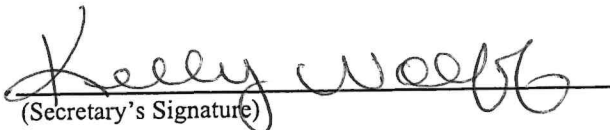
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the South Amboy Redevelopment Agency at an open public meeting held on June 5, 2025 that the Annual Budget and Capital Budget/Program of the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2025 and ending June 30, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

06-03-2025
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Kevin Meszaros	✓			
Zusette Dato				✓
Christine Noble				✓
Tony Gonsalves	✓			
Gary Forshner (1)	✓			
Rachael Draudt (2)	✓			
Frederick Williams	✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

DESIGNATING OFFICIAL BANK

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") pursuant to N.J.S.A. 40A: 12A- 1 *et seq.* is a validly created municipal entity in the State of New Jersey; and

WHEREAS, the Agency has been charged by the South Amboy City Council with the responsibility of redeveloping the City's waterfront and related properties; and

NOW, THEREFORE, IT IS RESOLVED, by the South Amboy Redevelopment Agency that the following banks are designated as the Agency's official depositories of funds for the fiscal year July 1, 2025-June 30, 2026:

- 1) Amboy National Bank
- 2) The Provident Bank

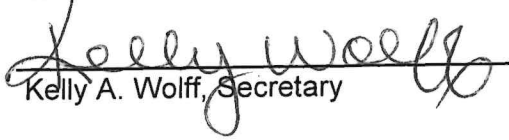
BE IT FURTHER RESOLVED, that this resolution shall be effective immediately.

BE IT FURTHER RESOLVED, that an executed copy of this Resolution shall be filed with the minutes of the meeting at which this Resolution was approved and a separate copy shall be placed on file by the Secretary as evidence of the Agency's action in this regard.



Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

M: 06-05-25 :05

SOUTH AMBOY REDEVELOPMENT AGENCY


RESOLUTION

DESIGNATING OFFICIAL NEWSPAPERS

BE IT RESOLVED by the South Amboy Redevelopment Agency that the following newspapers are hereby designated the official newspapers of the Agency for the fiscal year July 1, 2025-June 30, 2026:

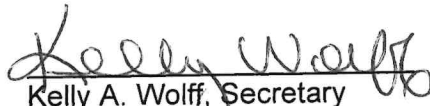
- (1) The Home News and Tribune
- (2) The Star Ledger

BE, IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

M: 06-05-25 :06

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION


AUTHORIZING SALARIES FOR THE REDEVELOPMENT AGENCY

**EMPLOYEES TO BE REIMBURSED BY THE AGENCY
TO THE CITY OF SOUTH AMBOY**

WHEREAS, the City of South Amboy utilizes its payroll system to advance payment of the salaries of certain employees of the South Amboy Redevelopment Agency (the "Agency"), with the understanding that the Agency will reimburse said salaries.

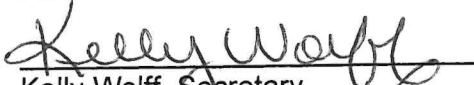
NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency, that the Agency authorizes the reimbursement to the City of the following employees' salaries plus fringe (i.e., applicable federal taxes):

- | | |
|-------------------|--------------|
| 1) Eric Chubenko | \$ 42,543.00 |
| 2) Kelly Wolff | \$ 8,382.00 |
| 3) Daniel Balka | \$ 6,260.00 |
| 4) Kristal Manion | \$ 7,720.00 |



Kevin F. Meszaros, Chairman

Attested to:



Kelly Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

ADOPTING CASH MANAGEMENT AND CHECK WRITING POLICY

WHEREAS, the South Amboy Redevelopment Agency desires to adopt a formal cash management and check writing policy;

NOW THEREFORE BE AND IT HEREBY IS RESOLVED, by the South Amboy Redevelopment Agency that the following CASH MANAGEMENT AND CHECK WRITING POLICY is hereby adopted:

Policy:

The South Amboy Redevelopment Agency hereby establishes a cash management and check writing policy that outlines internal controls over our financial matters, specifically for receipts and deposits, and identifies the individuals who are authorized to sign checks on its behalf. This will be utilized to maintain appropriate internal controls as well as to offer instructions to depositories so that there is a clear understanding regarding this matter.

An approved Corporate Authorization Resolution shall be maintained at each designated financial institution bearing authorized check writing signatures and the number of signatures required. All deposits are required to be 100% secured and collateralized regardless of type (i.e. checking, savings, CD, etc.) as required by State and Federal Law. The Agency adheres to the practice of maintaining its deposits in only permitted investments, with the highest possible yield and the greatest liquidity.

Check Writing:

A check register shall be maintained at all times indicating the date, payee and amount of each check issued as well as a copy of each check voucher accompanied by full back up documentation such as authorized purchase orders, invoices, receipts, etc.

All checks shall bear two signatures, which may be the Executive Director, Treasurer, Chairman or Vice Chairman. The supporting data for each check shall be available for the signer to review at the time of signing.

The Board of Commissioners shall review the bill list each month and shall approve by verbal resolution their concurrence with the payment of such bills.

The South Amboy Redevelopment Agency may establish procedures for automated signatures.

Receipts and Deposits:

The South Amboy Redevelopment Agency will receive all payments pertaining to the Agency both over the counter and through the mail. No cash is allowed to be received without authorization of the Executive Director. The Agency bookkeeping staff will then endorse all checks and money orders with the Authority's designated bank deposit account number and deposit as soon as possible thereafter. The Agency bookkeeping staff will apply the receipts to the receipt's ledger. A copy of the deposit tickets and payments are then filed in the Agency bookkeeping staff office and maintained in the receipt's ledger. The bookkeeper will reconcile the receipts ledger against the bank statement.

This policy rescinds all previous authorization policies and shall become effective upon its adoption.

BE IT FURTHER RESOLVED, this Resolution shall take effect immediately.


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 05, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

M: 06-05-25 :08

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain legal services to assist the Agency in connection with various legal matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate(s), and determined in accordance with established criteria that Rainone Coughlin Minchello ("RCM") is the best qualified candidate for the position; and

WHEREAS, RCM has proposed to provide the services, described in the attached proposal for a sum not to exceed \$30,600.00 (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain RCM to provide the services set forth in the proposal annexed hereto and incorporated herein; and

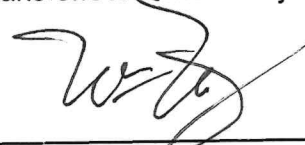
WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$ 30,600.00 therefore and a copy of said certification shall be attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT

AGENCY that Rainone Coughlin Minchello shall be and is hereby retained to represent the Agency in the capacity of General Counsel for the period July 1, 2025 through June 30, 2026, and to perform the duties set forth in the attached proposal, at the rate of \$2,500.00 per month and limited in aggregate to an amount not to exceed \$ 30,600.00, (exclusive of separate specific engagements for special matters as determined by the Agency from time to time); SUBJECT TO the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

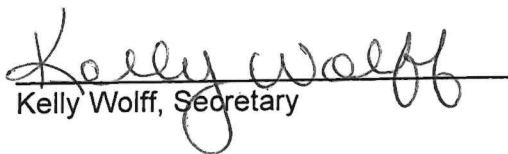
BE IT FURTHER RESOLVED, that. subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:


Kelly Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			L			
Zusette Dato						L
Rachael Draudt		✓	L			
Gary Forshner	✓		L			
Tony Gonsalves			L			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboyNJ.gov

www.southamboyNJ.gov

Legal Counsel

Rainone Coughlin Minchello

555 US -1

Iselin, NJ 08830

Not to exceed \$30,600.00

July 1, 2025 – June 30, 2026

M: 06-05-25 :09

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AWARDING OF A PROFESSIONAL SERVICES-AUDITING
CONTRACT PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of auditing; and accounting services to the Agency in connection with the annual budget and various matters; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidate, and determined in accordance with established criteria that PKF O'Connor Davies LLP is the best qualified candidate for the position; and

WHEREAS, PKF O'Connor Davies LLP has proposed to provide the auditing services, described in the attached agreement for a sum not to exceed \$ 11,200.00; and accounting support services on an individual engagement basis, in accordance with the rate schedule included in the proposal

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to retain PKF O'Connor Davies LLP to provide the services set forth in the proposal annexed hereto and incorporated herein; and


WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, the Agency Treasurer shall certify in writing the availability of the sum of \$11,200.00 therefore and a copy of said certification shall be attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that PKF O'Connor Davies LLP shall be and is hereby retained to perform auditing services, and accounting support services, for the Agency for the period July 1, 2025 through June 30, 2026, and to perform the duties set forth in the attached engagement letter and limited in aggregate to an amount not to exceed \$ 11,200.00, **SUBJECT TO** the attachment to this Resolution of the certification of the Agency Treasurer as to the availability and source of the funds as required by N.J.A.C. 5:34-5.5 et seq.

BE IT FURTHER RESOLVED, that PKF O'Connor Davies LLP shall perform budget preparation services in accordance with the attached proposal.

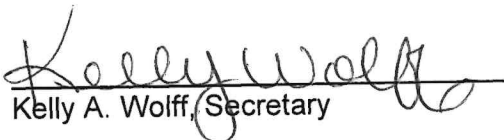
BE IT FURTHER RESOLVED, that subject to the attachment of the certifications referred to above, the Chairman and the Agency Secretary are hereby authorized to execute the attached Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynt.gov

www.southamboynt.gov

Auditing

PKF O'Connor Davies LLP
300 Tice Blvd., Suite 315
Woodcliff Lake, NJ 07677

Not to exceed \$11,200.00

July 1, 2025 – June 30, 2026

M: 06-05-25 :10

SOUTH AMBOY REDEVELOPMENT AGENCY

**RESOLUTION
AWARDING A CONSULTING AGREEMENT**

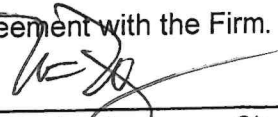
WHEREAS, the South Amboy Redevelopment Agency (the "AGENCY") has the need for consulting services to assist the Agency in various aspects of the redevelopment process and in the negotiations, management and oversight of the Agency's various redevelopment agreements; and

WHEREAS, the consulting to be provided by Beacon Planning and Consulting Services, LLC, Colts Neck, New Jersey; NW Financial Group LLC, Hoboken, New Jersey; ("The FIRM") are being obtained through a fair and open process; and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

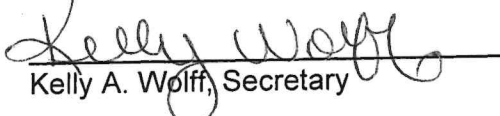
WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as consultants to provide special services set forth in the proposal annexed hereto and incorporated herein; and

BE IT FURTHER RESOLVED, that the Agency Executive Director and Agency Secretary on behalf of the Agency are authorized to execute the agreement with the Firm.



Kevin Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Redevelopment Consulting Services

NW Financial Group, LLC

522 Broad Street

Bloomfield, NJ 07003

Beacon Planning and Consulting Services

315 State Highway 34, Suite 129

Colts Neck, NJ 07722

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :11

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-ENVIRONMENTAL ENGINEERING PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of environmental engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of Potomac Hudson Environmental, Inc., South Amboy, New Jersey; French and Parrello Associates Inc., Wall, New Jersey; Suburban Consulting Engineers, Flanders, New Jersey; Prestige Environmental., Somerset, New Jersey; CME Associates, Monmouth Junction, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

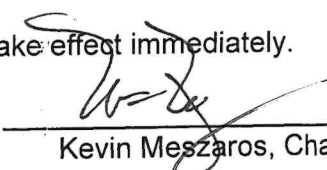
WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified

Firms as environmental engineers to provide the services set forth in their respective proposals annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

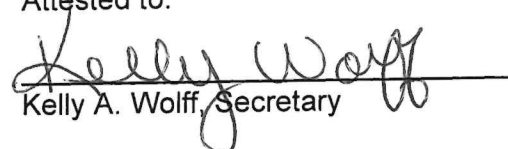
NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Potomac Hudson Environmental, Inc., South Amboy, New Jersey; French and Parrello Associates Inc., Wall, New Jersey; Suburban Consulting Engineers, Flanders, New Jersey; Prestige Environmental, Somerset, New Jersey; CME Associates, Monmouth Junction, New Jersey; Colliers Engineering & Design, Mt. Laurel, New Jersey are qualified candidate for the position of environmental engineer, (the "Qualified Firms"); shall be and are hereby approved to represent the Agency in the capacity of Environmental Engineer for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Environmental Engineering Services

Potomac-Hudson Environmental, Inc
PO Box 7, 207 South Stevens Street
South Amboy, NJ 08879

French & Parrello Associates
1800 Route 34, Suite 101
Wall Township, NJ 0719

Suburban Consulting Engineers
96 US Highway 206 Suite 101
Flanders, BH 07836

Prestige Environmental Inc.
220 Davidson Ave, Suite 307
Somerset, NJ 08873

CME Consulting & Municipal Engineers
1 Tower Center, 20th Floor
East Brunswick, NJ 08816

Colliers Engineering & Design
2000 Midlantic Drive, Suite 100
Mount Laurel, NJ 08054

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :12

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM SERVICES AS A
FINANCIAL ADVISOR-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of financial advisory services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm NW Financial Group LLC, Hoboken, New Jersey are qualified for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rate set forth therein; and

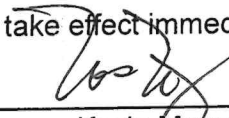
WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firm to provide the services set forth in their proposal annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to

exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that, NW Financial Group shall be and are hereby approved to represent the Agency in the capacity of financial advisors for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922 Fax: 732-727-6139 Email: SARA@southamboynj.gov
www.southamboynj.gov

Financial Consulting Services

NW Financial Group, LLC
522 Broad Street
Bloomfield, NJ 07003

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :13

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES-SPECIAL LEGAL COUNSEL PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of certain Special Legal Counsel services to assist the Agency in connection with specialized areas of the law including but not limited to financing in connection with redevelopment projects, litigation, and bonding; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the Firms of McManimon, Scotland, and Baumann Roseland, New Jersey; Florio, Kenny, Raval, Lyndhurst, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); and

WHEREAS, the Qualified Firm has proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to approve the Qualified Firm as special counsel to provide the services set forth in the proposal annexed hereto and

incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that the Firm of McManimon, Scotland, and Baumann Roseland, New Jersey; Florio, Kenny, Raval, Lyndhurst, New Jersey; Rainone Coughlin Minchello, Iselin, New Jersey; are qualified candidates for the position, (the "Qualified Firm"); in the capacity of Special Counsel for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency from time to time, at separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Special Legal Counsel

McManimon Scotland Baumann
75 Livingston Avenue
Roseland, NJ 07068

Florio Kenny Raval LLP
125 Chubb Avenue, Suite 310-N
Lyndhurst, NJ 07071

Rainone Coughlin Minchello
555 US-1
Iselin, NJ 08830

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :14

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDENTS TO PERFORM PLANNING
SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of planning services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of Harbor Consultants, Cranford, New Jersey and Beacon Planning and Consulting services, L.L.C., Colts Neck, New Jersey; and Colliers Engineering & Design, Mt. Laurel, New Jersey (the "Qualified Firms"); are qualified to provide the services; and

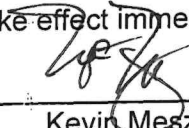
WHEREAS, the Qualified Firms has proposed to provide the services, described in the attached proposals, schedule 1, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms as planners to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

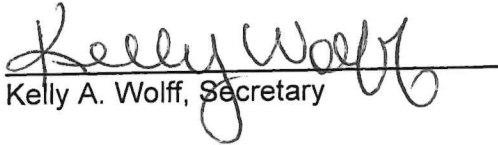
WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Harbor Consultants, Beacon Planning and Consulting Services and Colliers Engineering & Design shall be and are hereby approved to represent the Agency in the capacity of Planner for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Redevelopment Agency Planer

Colliers Engineering & Design
2000 Midlantic Dr., Suite 100
Mt. Laurel, NJ 08054

Beacon Planning and Consulting Services, LLC
315 State Highway 34, Suite 129
Colts Neck, NJ 07722

Harbor Consultants Inc.
Engineers, Planners, Surveyors
320 North Avenue East
Cranford, NJ 07016

Per package

July 1, 2025 – June 30, 2026

M: 06-05-25 :15

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

APPROVING QUALIFIED RESPONDANTS TO PERFORM PROFESSIONAL SERVICES- SPECIAL ENGINEERING SERVICES PURSUANT TO A FAIR AND OPEN PROCESS

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of special engineering services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firms of French and Parrello Associates, Wall, New Jersey; Suburban Consulting Engineers, Wall, New Jersey; CME Associates, Parlin, New Jersey; Harbor Consultants, Cranford, New Jersey; are qualified candidate for the position, together (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have each proposed to provide the services, described in the attached proposals, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to appoint the Qualified Firms as engineers to provide special services engineering services set forth in the proposal annexed hereto and incorporated herein; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

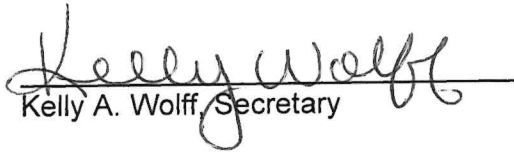
NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that French and Parrello Associates, Suburban Consulting Engineers, Harbor Consultants, CME Associates are hereby qualified to represent the Agency in the capacity of Special Services Engineer for the period July 1, 2025 through June 30, 2026, and to perform the duties as determined by the Agency from time to time, in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: June 5, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt		✓	✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Special Engineering Services

French & Parrello Associates
1800 Route 34, Suite 101
Wall Township, NJ 0719

Suburban Consulting Engineers
96 US Highway 206 Suite 101
Flanders, BH 07836

CME Consulting & Municipal Engineers
3141 Bordentown Avenue
Parlin, NJ 08859

Harbor Consultants Inc.
Engineers, Planners, Surveyors
320 North Avenue East
Cranford, NJ 07016

Per package

July 1, 2025 – June 30, 2026

South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Valuation Services

No Bids Received

M: 06-05-2025 :16

AUTHORIZATION TO MOVE INTO AN EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b) (1-9) permits the exclusion of the public from a meeting in certain circumstances;

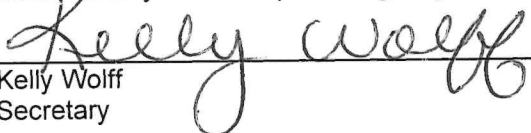
WHEREAS, the Agency is of the opinion that such circumstances exist.

NOW, THEREFORE, BE IT RESOLVED, by the South Amboy Redevelopment Agency (SARA) of the City of South Amboy, County of Middlesex and State of New Jersey, as follows:

1. The general nature of the subject matters to be discussed is as follows:

Litigation Matters affecting potential litigation to which the public body may be party; and matters within the attorney-client privilege relating to same
2. It is anticipated at this time that the above stated subject matters will be made public when the matters are concluded or as soon thereafter as it is deemed to be in the public interest to do so.
3. This Resolution shall take effect immediately.

I, Kelly Wolff, Secretary of South Amboy Redevelopment Agency, City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the South Amboy Redevelopment Agency on June 5, 2025.



Kelly Wolff
Secretary

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Zusette Dato						✓
Rachael Draudt			✓			
Gary Forshner	✓		✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams		✓	✓			

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM ARCHITECTURAL
ARCITECTURAL SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of architectural services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm of Michael V Testa, Manalapan, New Jersey and DMR Architects, Hasbrouck Heights, New Jersey; and

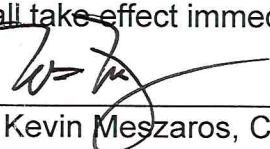
WHEREAS, the Qualified Firms has proposed to provide the services, described in the attached proposals, Schedule 1, at the rates set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms as architects to provide the services set forth in the proposal annexed hereto and incorporated herein from time to time, as required; and

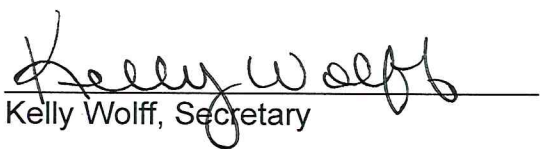
WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that Michael V Testa and DMR Architects shall be and are hereby approved to represent the Agency in the capacity of Architect for the period July 22, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Kevin Meszaros, Chairman

Attested to:


Kelly Wolff, Secretary

Meeting Date: July 22, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Gary Forshner (Vice Chair)	✓		✓			
Zusette Dato			✓			
Rachael Draudt		✓	✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

140 North Broadway • South Amboy, New Jersey 08879-1642

Phone: 732-525-5922

Fax: 732-727-6139

Email: SARA@southamboyNJ.gov

www.southamboyNJ.gov

Architectural Services

Michael V Testa, Architect

701 Tennent Road, Suite 201

Manalapan, NJ 07726

DMR Architects

777 Terrace Avenue, Suite 607

Hasbrouck Heights, NJ 07604

Per Package

July 22, 2025 – June 30, 2026

M: 07-22-25 :02

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**APPROVING QUALIFIED RESPONDANTS TO PERFORM VALUATION
AND CONSULTING SERVICES-PURSUANT TO A FAIR AND OPEN PROCESS**

WHEREAS, N.J.S.A. 19-44a-20.4 et seq., The "New Jersey Local Pay-to Play" Law (the "Statute") establishes certain requirements for retaining professional services; and

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") is in need of valuation and assessing services from time to time to assist the Agency in connection with various redevelopment and other projects; and

WHEREAS, the Agency has undertaken a fair and open process as defined in the Statute to obtain candidates to provide said services; and

WHEREAS, the Agency has reviewed the submission of the candidates, and determined in accordance with established criteria that the firm NJ Realty and Advisory Group, LLC, Fords, New Jersey are qualified for the position, (the "Qualified Firms"); and

WHEREAS, the Qualified Firms have proposed to provide the services, described in the attached proposals, at the rate set forth therein; and

WHEREAS, in accordance with the Local Public Contracts Law and the Regulations promulgated thereunder, N.J.A.C. 5:34-1 et seq., the Agency desires to designate the Qualified Firms to provide the services set forth in their proposals annexed hereto and incorporated herein from time to time, as required; and

WHEREAS, as required by N.J.A.C. 5:34-5.5 et seq., prior to the undertaking of any

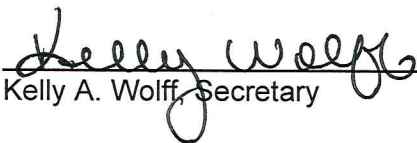
services specified herein, a letter of engagement specifying the exact services and the not to exceed amount shall be authorized by the Agency, and the Agency Treasurer shall certify in writing the availability of the funds.

NOW, THEREFORE, BE IT RESOLVED by the SOUTH AMBOY REDEVELOPMENT AGENCY that NJ Realty and Advisory Group, LLC, Fords, New Jersey shall be and is hereby approved to represent the Agency in the capacity of assessor and valuation consultants for the period July 22, 2025 through June 30, 2026, and to perform the duties as determined by the Agency in separately determined amounts.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.


Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: July 22, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Gary Forshner (Vice Chair)	✓		✓			
Zusette Dato			✓			
Rachael Draudt		✓	✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			

South Amboy Redevelopment Agency

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Fax: 732-727-6139

Email: SARA@southamboynj.gov

www.southamboynj.gov

Valuation Services

New Jersey Realty Advisory Group, LLC

59 Remmey Street

Fords, NJ 08863

Per package

July 22, 2025 – June 30, 2026



**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY
AUTHORIZING FIRST AMENDMENT TO REDEVELOPMENT
AGREEMENT WITH MANHATTAN BEACH PHASE I URBAN
RENEWAL, LLC**

WHEREAS, the City of South Amboy (the “**City**”), through the City Council, has designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lot 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Redevelopment Area**”) as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “**LRHL**”) and the redevelopment laws which preceded it; and

WHEREAS, the City enacted the “Beach Club District Redevelopment Plan” on December 17, 2014, as amended and supplemented on December 19, 2018, and as may be further amended and supplemented from time to time (collectively, the “**Redevelopment Plan**”), which governs redevelopment in the Redevelopment Area, including that portion of the Redevelopment Area comprised of Block 161.02, Lots 20, 23, 24 and 24.01 (the “**Site**”); and

WHEREAS, the South Amboy Redevelopment Agency (“**SARA**”) previously duly designated Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as master redeveloper of the Redevelopment Area, and the City and SARA entered into that certain tri-party Amended and Restated Redevelopment Agreement with Master Redeveloper (the “**Master Redevelopment Agreement**”) relating thereto; and

WHEREAS, in accordance with the LRHL and the Master Redevelopment Agreement, SARA and Manhattan Beach Phase I Urban Renewal, LLC (the “**Redeveloper**”) entered into that certain Redevelopment Agreement dated March 1, 2022, designating Redeveloper as the “redeveloper” of the Site to effectuate the redevelopment thereof (the “**Subredevelopment Agreement**”); and

WHEREAS, the original project contemplated by the Subredevelopment Agreement was a three (3) phase residential development located on the Site, consisting of approximately 486 market rate rental residential units, 722 parking spaces, and related Site improvements (the “**Original Project**”); and

WHEREAS, since the execution of the Subredevelopment Agreement, Redeveloper has proposed modifications to the Original Project, some of which are meant to address market realities based, in part, on the demand for for-sale residential housing, but which nonetheless change the scope of the Original Project; and

WHEREAS, Redeveloper seeks to amend the Original Project to consist of a nine (9) phase residential community development on the Site, consisting of approximately 196 residential units, up to 493 parking spaces, amenity areas, and related Site improvements (the “**Project**”); and


WHEREAS, in order to memorialize the changes to the scope of the Project and clarify the Project details, SARA and Redeveloper desire to enter into a First Amendment to the Subredevelopment Agreement.

NOW THEREFORE BE IT RESOLVED by the Commissioners of SARA that:

Section 1. The recitals hereof are incorporated herein as if set forth at length.

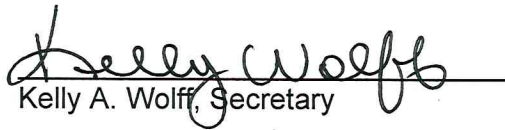
Section 2. SARA hereby approves the First Amendment to Redevelopment Agreement and the Chairperson and/or the Executive Director are hereby authorized to execute said First Amendment to Redevelopment Agreement in substantially the form as that on file with SARA, subject to such additions, deletions, modifications or amendments deemed necessary by such officer in his discretion in consultation with counsel, which additions, deletions, modifications or amendments do not alter the substantive rights and obligations of the parties thereto, and to take all other necessary and appropriate actions to effectuate the foregoing agreement.

Section 3. This resolution shall take effect immediately.



Kevin Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: July 22, 2025

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)			✓			
Gary Forshner (Vice Chair)	✓		✓			
Zusette Dato			✓			
Rachael Draudt		✓	✓			
Tony Gonsalves			✓			
Christine Noble						✓
Frederick Williams			✓			