

# PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, July 10, 2012

## Special MEETING MINUTES

Pursuant to the Open Public Meetings Act, please take notice that a Special public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, July 10, 2012 at 6:00 pm in the Council Chambers of the Perth Amboy City Hall Building, at 260 High Street, Perth Amboy, New Jersey 08861. Notices of this meeting have been sent to the Home News Tribune and posted in the City Clerk's Office.

**1. Salute to the Flag**

**2. Roll Call – \*Commissioner Jacobs presented himself to the meeting at 6:11pm**

	Present	Absent
Comm. Bolanowski	X	
Comm. Gonzalez	X	
Comm. Haborak	X	
Comm. Jacobs	X *	
Comm. James-Waldon	X	
Comm. Jasko	X	
Chairwoman Diaz	X	

**3. Bill List - \$1,754.00 – \*Commissioner Jacobs presented himself to the meeting at 6:11pm**

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez	X		X			
Comm. Haborak		X	X			
Comm. Jacobs					X*	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

**4. Meeting Minutes from July 2012 Meeting - \* Commissioner Jacobs presented himself to the meeting at 6:11pm**

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski						X
Comm. Gonzalez		X	X			
Comm. Haborak						X
Comm. Jacobs					X*	
Comm. James-Waldon						X
Comm. Jasko	X		X			
Chairwoman Diaz			X			

**5. Executive Director's Report -** Mr. Fehrenbach informed the commissioners that R7:12:118 Resolution Authorizing the Adoption of a Budget for 2012-2013 has been approved by the Division of Local Government Services and following the public hearing on the budget, the commissioners have the ability to adopt the budget as the Division has approved it.

**6. Developer's Presentation:** No Developer Presentation.

**7. Attorney's Report –** Mr. Andrew Brewer indicated he will be discussing his report under closed session.

**8. Engineer's Report –**

**EPort Project** –Mr. Tom Herits, the PARA engineer, indicated North America Site Development Inc. (NASDI) will be hired by Viridian to do the remediation of the site. This will take approximately 18 months. Mr. Herits also indicated that Viridian is proposing 3 warehouse buildings with personal parking and trailer parking to make the project work.

Bob Smith, the attorney for Viridian Partners, indicated that Viridian Partners has worked on a plan and are in the process of going to the Planning Board for a site plan approval at their August 1<sup>st</sup> meeting. Mr. Smith presented Steve Ganch from Viridian and Greg Oman, P.E. from Menlo Engineering.

Mr. Oman addressed the commissioners and informed them that he has been a licensed engineer in the State of NJ for over 10 years and senior project engineer for over 14 years at Menlo Engineering. Mr. Oman proceeded to explain the site is a 102.7 acre parcel bound by the Outerbridge Crossing to the south, Arthur Kill to the East, Route 440 High Street Connector to the West, along with the ramp to and from Route 440. Site is primarily vacant with exception of the north-west corner. Mr. Oman also explained that Viridian Partners is proposing a very similar plan to the one approved in 2007 by PARA and the Planning Board. With the exception that there were 5 buildings on the 1<sup>st</sup> plan. They are proposing 3 buildings. The square footage has been increased to 1.3m for warehouse and office space and a full movement driveway. They will be basically subdividing into 3 lots. They have a meeting with NJDEP on how to handle a storm water management permit. NJDEP is recommending for it to be a part of this project. Lighting and landscaping is to remain as previously approved. In terms of signage, they are proposing a few monument signs, internal signs and building signs. Another item is the parking that will be shared between the buildings. Viridian and Kinder Morgan are in the process of considering an easement swap. Commissioner Jacobs asked how access to the green way is achieved. Mr. Oman described access. Commissioner Jacobs asked has a landscaping plan been developed. Mr. Oman informed that these plans are in process. Mr. Herits added that there will be a full plan with lighting and landscaping given to the planning board.

**Hobart Project** – Mr. Tom Herits indicated that he supplied Ms. Mildred Ramos with a copy of the Site plans for this project for Mr. Fehrenbach and he described his appearance at the Planning Board meeting.

- 9. Public Session** – as related to resolutions R 7:12:118 through R 7:12:121. The resolutions were read to the public. Commissioner Gonzalez opened the public portion Commissioner James-Waldon seconded the motion. All approved.

No one from the public commented on the resolutions. Commissioner Gonzalez moved to close the public portion Commissioner James-Waldon seconded the motion. All approved.

**10. Resolutions**

R 7:12:118 Resolution Authorizing the Perth Amboy Redevelopment Agency to Adopt the 2012-2013 Budget

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez		X	X			
Comm. Haborak	X		X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

R 7:12:119 Resolution Authorizing the Perth Amboy Redevelopment Agency to Approve the Contractor for the ePort Project

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

R 7:12:120 Resolution Regarding the Review of the Site plan of the Perth Amboy 440, LLC for Block 425 Lot 1.02, Block 426 Lot 3.04 and Block 428 Lot 1.01, 1.03 & 1.05

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez			X			
Comm. Haborak	X		X			
Comm. Jacobs		X	X			
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

11. **Public Comment** – all PARA matters

- A- Motion to open to public comment on all concerns: Commissioner Bolanowski moved the motion, commissioner Gonzalez seconded, all in favor.

Mr. Allan Silber resident at 244 Rector Street questioned whether there was money put aside in the budget for the Executive Director. Mr. Fehrenbach informed there is no money put aside for salaries and wages.

Mr. Silber also informed that the State Statue indicates that the agency should employ an executive director that shall be its secretary. Chairwoman Diaz informed that Mr. Fehrenbach is the acting executive director and we are currently looking into PARA's finances. Mr. Silber stated the statue does not state that you get someone to volunteer. Mr. Andrew Brewer informed that the employee does not require a salary or wage. Mr. Silber questioned that the executive director shall be the secretary. Chairwoman Diaz informed the board has an interim secretary. Mr. Fehrenbach informed that at a March PARA meeting, Mrs. Ramos will be an interim board recording secretary, but if the attorney decides that based on Mr. Silber's comment the board will decide who will be the secretary. Mr. Silber indicated that he has great respect for Mr. Fehrenbach, but he believes that Mr. Fehrenbach is running the city, and it is too much work for one person and when Mr. Fehrenbach leaves the city will have a major hole. Commissioner Gonzalez indicated that the previous Executive Director had more than one hat.

Mr. Daniel Santo Pietro 358 Rector Street indicated that they were able to get the developer of the landings project to pay for the water infiltration report. This report is currently under the review of their attorney. Mr. Santo Pietro informed that Councilman Fernando Gonzalez stated that there is a consensus with the City Council not to go forward with the rental. Chairwoman Diaz stated that they are still in discussion with the developer and we would like to see the issues the residents have to be addressed. Mr. Fehrenbach stated he is not familiar with council making any decision. There are concerns about rental vs. ownership and the market, among other concerns. In addition they are in the process of reexamination. Mr. Fehrenbach also stated that Mr. Balut has reached out to the president of the two condominium associations and he is working on getting this resolved.

Mr. Santo Pietro would like to know who he can give a copy of the water infiltration report too. Mr. Gonzalez states if your board feels comfortable sharing the document, to please forward it to Mr.

Fehrenbach, and he will forward to the board and the council.

Mr. John Siberry asked if the Eport project site has had remediation done. Mr. Tom Herits stated that NO site remediation has been done. Viridian has contracted NASDI for the remediation. Mr. Herits also informed there is an approved remedial action plan and they are in the process of getting a Remedial Action Work plan.

Mr. Steven Esemento 422 Great Beds Ct. in Harbortown. Wanted to know if we can inform the developer to sell or rent the units. Mr. Brewer informed if the property is not in the redevelopment area PARA is not able to tell the developer if they can rent or sell a property. But, if the developer is in a redevelopment area the redevelopment authority can inform the developer and they are able to negotiate in a certain ways, such as paint as a certain color, rent or buy all of these things are subject to contractual negotiates.

**B-** Motion to close the public comment on all concerns : Commissioner Bolanowski moved the motion, Commissioner Gonzalez seconded, all in favor

Commissioner Bolanowski informed that the City Council election is held in November and swearing in is in January she would like to suggest to change the election from July to the January meeting. Mr. Brewer stated we can amend and it is not a bad idea.

Commissioner Bolanowski also informed she will like to have a second resolution to have the current offices to coincide with the previous idea. Mr. Brewer informed that we should add this to the next agenda.

Commissioner Bolanowski also would like the Website updated.

12. **Motion to Adjourn** - Commissioner Jasko moved and Commissioner Haborak seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you



Mildred Ramos

Interim Board Recording Secretary