

# PERTH AMBOY REDEVELOPMENT AGENCY

## TUESDAY, JANUARY 5, 2010

### MEETING MINUTES

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Joe Maraziti opened the meeting and served as acting Chairperson until an acting Chairperson was nominated. Commissioner Piatkowski nominated Commissioner Bolanowski. All were in favor. Geri Bolanowski called the meeting to order.

Pursuant to the Open Public Meetings Act, please take notice that a regular public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, January 5, 2010 at 7:00 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, the Star Ledger, and the Amboy Beacon and posted in the City Clerk's Office.

Salute to the Flag

#### 1. Roll Call

	Present	Absent
Comm Bolanowski	X	
Comm. Jacobs	X	
Comm. James-Waldon		X
Comm. Piatkowski	X	
Comm. Rabbi Zalma	X	
Chairwoman Diaz		X

2. Acting Chairperson asked for **nominations to select a Vice Chair** of PARA. Chairperson Bolanowski nominated Commissioner Piatkowski. Commissioner Jacobs seconded. All in favor.

#### 3. Meeting Minutes, December 7, 2009

Commissioner Zalma – correction on item 9. Resolution should show her as absent.

	Move	2 <sup>nd</sup>	Aye	Opposed	Absent	Abstain
Comm Bolanowski		x	X			
Comm. Jacobs	X		X			
Comm. James-Waldon					X	
Comm. Piatkowski			X			
Comm. Rabbi Zalma			X			
Chairwoman Diaz					X	

#### 3. Bill List

Any questions/comments on the Bill List? Bills total \$[40,370.77](#)

	Move	2 <sup>nd</sup>	Aye	Opposed	Absent	Abstain
Comm Bolanowski		X	X			
Comm. Jacobs	X		X			
Comm. James-Waldon					X	
Comm. Piatkowski			X			
Comm. Rabbi Zalma			X			
Chairwoman Diaz					X	

Director van Eckert informed the Commissioners that she received an additional invoice from Breaker Technologies via Jane Feigenbaum, BA for the City. This bill is not included in the general bill list because it from the separate account dedicated to the internet and phone system project. This project is overseen by Ms. Feigenbaum; PARA is simply the funding source. Ms. Feigenbaum reviews the work and the invoice and informs PARA as to the approval for payment. I have spoken with her and received the attached email. The bill is in the amount of \$38,800.00. The Board moved to approve payment provided that we wait until the work is actually completed before paying. All approved. Vice Chairman Piatkowski confirmed that the cost associated with this project is not paid by the citizens of Perth Amboy but through money PARA negotiated as part of a redeveloper agreement with the Morris Companies. Ms. van Eckert confirmed the statement.

#### 4. **Redeveloper Presentations**

a. **Elite, LLC** - A presentation was done by Robert Hynes, Esq., one of the 4 members of the Elite Group, LLC. He stated that they are requesting that PARA amend the agreement to extend the project schedule and Article 13 dates. They have the site plan approval and have invested approximately \$300K in the project to date. The project has been delayed as a result of the current economy and the TICEC financing commitment withdrawal as a result of the economy. Currently, the ability to finance does not exist partially because they are out of compliance with the Redeveloper Agreement. They remain committed to moving forward under the proposed building and are looking to phase the 4 buildings.

Alex Soffianti, architect for the property, presented the overall plans for the site and surrounding area. The site history is industrial and contaminated. He provided a perspective of 30 townhouses for the site. The units are two story, three bedroom with one car garage and driveway parking (2 spaces per unit). Vice Chairman Piatkowski asked if the 20' setback is from the property line or road. Alex stated that it is from property line. Commissioner Bolanowski asked if the project progress will be contingent upon sale of the previous unit. Mr. Hynes stated that it would not. Vice Chairman Piatkowski asked why it's so long before construction? Mr. Hynes responded that the property owner has not been very helpful w/r/t moving tenants off the site. They do not know if there are leases or just monthly. They expect difficulty w/r/t vacating the property. Vice Chairman Piatkowski asked if the units be rented? Mr. Hynes stated that they are all for sale. That's part of the reason why they are now doing the project in phases; they don't want to overload the market. Joe Maraziti, attny for PARA asked if there is a contract in place to acquire the properties. Mr. Hynes confirmed the contracts and agreed that there would not be a need for eminent domain. Mr. Maraziti asked how will they deal with the COAH obligation. Mr. Hynes replied that it will be addressed on site on a building by building basis.

Patrick Witkowski, environmental consultant, described the proposed environmental remediation of the property. They will transform a commercial site to residential use. He estimates \$700K to be the cost. Mr. Witkowski provided the following history: 1900-1950 the site was a junkyard; 1950 it was acquired and converted to a metal recycling facility; presently- there are multiple tenants (5 auto repair facilities, towing services, parking commercial trucks, formerly police impound lot). Contaminants of concern include: elevated metals (lead, copper, nickel and zinc) and semi-volatiles organics and petroleum-based contaminants waste oils ASTs and PCBs. The proposed remedy is excavation. If it were to remain commercial they could cap but residential is more stringent. They want to remove approximately 4' soil across the site (6K cubic yard) and bring clean fill to the site. This use works better with the school and proposed park and recreation activities.

Mr. Maraziti asked if they had Article 13 dates that they would like to propose. Mr. Hynes stated that they did not; they would leave that up to PARA.

5. **Executive Director's Report** - Ms. van Eckert reported on the following to the board:

Washington Street RFP-Lite: Mr. Rosengarten and Mr. Otlowski (for Mr. Arzadi) was informed that the Commissioners approved a 2 month extension. I have a meeting scheduled with Mr. Otlowski tomorrow, January 6<sup>th</sup>.

Brownfield Coalition Meeting: The Brownfield Coalition Association has agreed to hold their quarterly meeting in Perth Amboy. The Landings at Harborside has agreed to sponsor the event at the sales center. There will be approximately 50 attendees, including developers, professionals and municipal employees, at the event. Mayor Diaz has agreed to open the event. It is scheduled for January 28<sup>th</sup>.

Sheridan Plaza: Great News, the Sheridan Plaza project has received its Certificate of Occupancy. They will probably be requesting the certificate of completion shortly. Commissioner Piatkowski has something to add to this. Commissioner Piatkowski informed the commissioners that we are working on a ribbon cutting for the site.

Software Upgrade: We've upgraded the PARA Accounting Software and the auditors are assisting in setting up the project files to work with the PARA budget format. This should save considerable time in preparing the budget and audit in the future

iPort 440: The amended agreement has been executed. The Ordinance to rescind the financial agreement will be before the council for 2<sup>nd</sup> reading at the next council meeting

Amboy Corporate Center: The Morris Company has a new tenant for the unleased portion of the building on Amboy Ave. It is a sugar distributor. They are in the process of getting permits in place and doing interior improvements. The tenant is looking to occupy the building before the end of the month. Hopefully we will be able to arrange for a ribbon cutting

Gateway RFP: The RFP has been put on the website and notices have been sent out to all developers that have shown interest in Perth Amboy in the past.

HDSRF Requests: The council has approve HDSRF applications for the following properties: former municipal complex, Rosengarten property & Gilland Property. Applications were submitted before the end of the year. Hopefully we will hear something soon.

6. **Attorney's Report** – Mr. Maraziti stated that his report will be in closed session

7. **Engineer's Report** – Tom Herits informed the Commissioner of the following: (1) Shoppes at Victory Village has leased another commercial unit; Federal Hill continues to build aggressively; 3. the Volleyball people have not gotten back to us; 4. Landings needs to do additional revisions; and 5. the Board of Education had some issues with the Connector Road . They were meeting with county directly.

8. **Public Session** – as related to tonight's resolutions R 1:10:345  
No one in the public. Geri moved to close. All in favor

**R 1:10:345 Resolution of the PARA Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & Contract Negotiations**

	Move	2 <sup>nd</sup>	Aye	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Jacobs	X		X			
Comm. James-Waldon					X	
Comm. Piatkowski			X			
Comm. Rabbi Zalma			X			
Chairwoman Diaz					x	

**9. Public Session – All concerns**

Alan Silber, 244 Rector Street – Mr. Silber expressed his concern re the Federal Hill project having sold 8 units to Faith Ministries. They do not pay property taxes. He doesn't think that it is right. The City must provide services but they do not pay taxes. Mr. Maraziti responded to Mr. Silber by explaining that he does not believe that we can control that. There are federal statutes that prohibit discrimination against any religious organizations. We can look into it. Vice Chairman asked that Mr. Maraziti look into it further.

Close session 8:15pm

Adjourn

Very truly yours

Helga E. van Eckert  
Executive Director