

PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, FEBRUARY 2, 2010

MEETING MINUTES

Chairwoman Diaz opened the meeting

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, February 2, 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. Meeting Minutes, January 5, 2010

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

3. Bill List

Any questions/comments on the Bill List? Bills total \$23,415.10

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

4. Redeveloper Presentations

a. 500 High Street, - A presentation was done by Karim Arzadi . George Otlowski , Esq. explained the location and condition of the site. The proposed use would include: 25 one-bedroom apartments, which should not impact the school system, 1 parking space per unit, a landscaped roof and Scorintino's Pizza take out and delivery facility. Angelo Valentuto, project engineer and planner, presented an architectural and floor plan. He also stated that parking is under the building on the first floor 8 spaces with an additional 3 spaces in front for the business. Mr. Otlowski explained that there is a 10' easement with the adjoining property to allow for ingress and egress. Karim Arzadi, the proposed developer, stated he has done substantial redevelopment projects and is currently working on the project in Jersey City. His proposal is to reuse and rehabilitate the existing structure. He would like to keep the rent a little lower in the area. Substantial clean up has occurred on the site. Mr. Arzadi also stated that the views on the upper floors are amazing. Financing is in place.

Commissioner Jasko asked if the project is age restricted.

Mr. Arzadi envisions younger people who would like to be on the waterfront. However, no low income housing, fair market value only.

Commissioner Jacobs asked if there was asbestos in the building.

Mr. Arzadi stated that he didn't see any.

Commissioner Jacobs asked if the easements are they necessary for fire protection.

The engineer stated that they are necessary for access to the back of the building.

Commissioner Piatkowski stated that the gym and storage area originally proposed has been eliminated. Will there be an elevator? Where is visitor parking?

Mr. Otlowski responded by stating that there isn't seating in restaurant. But he agreed that parking is a problem. He informed the commissioners that Karim is speaking with the adjacent property owner w/r/t additional parking.

Commissioner Piatkowski stated they've proposed twenty-five 800 sf apartments, why not upscale 1 bedroom units instead of 800 sf. Why not 1800sf?

Karim Arzadi – The columns were the issue. Additionally, parking spots can actually fit more cars if not bound by parking space requirements. They are willing to lose some of the apartments if PARA insists – but the project must be financially feasible.

Mayor Diaz – How much could you reduce the unit count?

Mr. Arzadi - respectfully disagrees with the reduction.

Helga – The parking seems to be the commissioners concern. It would be beneficial for him to work something out with Mr. Rosengarten for additional parking.

Mayor stated that she is very excited about business coming back to Perth Amboy.

Commissioner Jacobs likes the concept, especially the rooftop garden. He is also concerned about the parking since there isn't much frontage, perhaps the architect can come to the next PARA meeting with ideas on parking.

Mr. Arzadi – if the units are bigger than 800 sf, he believes that they will have more people in each unit.

Commissioner Jacobs – perhaps we can find a compromise. 1 space/unit is too low.

Helga asked if they could speak about the façade. Will the design be similar to the County Vocational School? Karim - yes

Helga – Asked Mr. Arzadi to explain the benefits to the city.

Mr. Arzadi stated that they would be reusing an abandoned building and improving the neighborhood.

Tom Herits asked if the RSIS parking requirement 1.8 spaces/unit.

Angelo Valentuto stated it is 1.8 or 0.8 spaces/unit

Joe Maraziti asked what the environmental issues are on the site.

Mr. Arzadi stated that he was told that his property is cleared for development. It's capped just by the existence of the current building.

Joe Maraziti is concerned w/r/t vapor intrusion and groundwater concerns. It may be difficult to get approvals for residential use if the environmental issues are not defined. . He suggested that the developer look into it. Kiddie College is an example w/rt Mercury.

Joe Maraziti also asked about air conditioning?

Mr. Arzadi explained that heat would be with "suitcase" units and AC with small units. There would not be air conditioners in the windows but there will be air conditioning.

Joe Maraziti explained the relationship between PARA and the planning board. Redevelopment Agreements will have more of a role in what is built than under as of right zoning. This is reflected in the redeveloper agreement. There will be a description of the project with concerns that are important to PARA and a project schedule. The desire to get a project that fulfills the vision of the plan for the area is the goal. All Planning Board applications come before PARA before going to PB.

Commissioner Jasko asked Mr. Seminski to provide the details of pizzeria operation.

Mr. Seminski stated that there will be a couple of ovens making pizza and pasta for delivery and take out. He has already ordered the ovens.

Commissioner Jasko asked if it require a handicapped spot for parking. It will.

Commissioner Jacobs asked that assuming we are in favor of the project, what happens next?

Joe Maraziti explained that (1) PARA authorizes an interim agreement for a set period of time that allows for exclusive designation. This also provides the mechanisms for the redeveloper to cover PARA costs associated with negotiating the details of the redevelopment agreement (2) A redeveloper agreement is negotiated and approved by the Commissioners for execution.

Mr. Arzadi stated that he'll do whatever the board would like, larger units, etc. although he feels that 800 sf is adequate. His concern now is that in the meantime homeless people are breaking in and vandalizing the property. He would like to move forward as aggressively as possible.

Commissioner James-Waldon expressed her concern re the environmental issues. She expressed concern for the health of the future occupants of the building. She would like to hear more about the environmental condition and plans at the next meeting.

Mr. Arzadi agreed. He would not leave himself or others open to such a concern.

Commissioner Piatkowski suggested opening the meeting to public comment. The Mayor opened meeting to the public – no questions.

Mayor thanked the developer for the presentation.

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

Washington Street RFP-Lite: Mr. Arzadi has presented today. The commissioners can discuss the proposal in closed session. We also have a resolution that would allow for a Temporary Redeveloper Designation n Interim Cost Agreement to be put in place if the commissioners should decide to move forward with the project.

Mr. Rosengarten has submitted a request for extension for his property. In his letter he has stated that he is not adverse to the 500 High Street project moving forward with their presentation as he has not included that property in his proposal. However, he has made a point of stating that he would object to any use other than residential w/ retail/ancillary use for the area. He has also requested that the Commissioners grant him redeveloper designation as the property owner. A copy of the letter is included in your package.

Brownfield Coalition Meeting: The Brownfield Coalition Association was held on January 28th It was a success. The Mayor, Barry Rosengarten and BDA members were part of the facilitated discussion. The Star Ledger was present and did a nice article on the event and the RFP that is currently available.

Sheridan Plaza: Ribbon Cutting is pending. Commissioner Piatkowski stated that Ali rada has requested that he have the tenants in the building. He expects the event to be next month.

Federal Hill at Perth Amboy: CO issuance and Ribbon cutting are pending

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.

Gateway RFP: There was a technical problem with the RFP for the Gateway project. Some of the interested parties didn't receive the email notice and some could not open the file. It was necessary to re-issue the RFP with dates extended. In order to avoid further delay, the RFP was re-issued on January 13, 2010. 40+ copies of the RFP were downloaded.

Connector Road. Commissioner Piatkowski asked about the status of the Connector Road. Ms. van Eckert explained that there has been some questions from the City Council re the need to demolish the building. During a meeting with Mr. Keller and Jane Feigenbaum, it was suggested that we reach out to the project engineer and have them do a presentation to the Council and public on the need for the project. That will allow for the Council to make an informed decision w/r/t moving forward with the project.

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: Connector Road – Tom reached out to Board of Education, it seems that they have refused to meeting with the County engineer. iPort is surcharging again. Ed Scala's office has been asked to keep an eye on the area.

Commissioner Jacobs put on the record that Angelo V. worked for him quite some years ago.

Chairwoman Diaz excused herself from the meeting w/r/t the Motion by Vice Chairman Piatkowski and left the room.

8. Motions

2/10-M1.

Vice Chairman Piatkowski made a motion to do an appraisal of 1027 State Street with the PARA approved appraiser to establish value of the property. The motion was seconded by Commissioner Jacobs, all were in favor.

Chairwoman Diaz returned to the meeting.

R 2:10:346 Resolution of the PARA Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Real Estate Transactions & Contract Negotiations

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

9. Public Session – All concerns – no comment

Adjourn

Very truly yours

Helga E. van Eckert
Executive Director