

# PERTH AMBOY REDEVELOPMENT AGENCY

## TUESDAY, MARCH 2, 2010

### OPEN SESSION MEETING MINUTES

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Vice Chairman Piatkowski 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, March 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. Jasko	X	
Comm. Piatkowski	X	
Comm. Rabbi Zalma	X	
Chairwoman Diaz		X

#### 2. Meeting Minutes, February 2, 2010

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

#### 3. Bill List

Bills total \$20,690.99

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

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

a. **500 High Street**, - The presentation was opened by Mr. George Otlowski, Esq. Mr. Otlowski reminded the commissioners that Scorintino's Pizza and 25 –one bedroom units. Angelo Valettuto, the engineer, addressed parking – they now have 27 spaces (1 handicapped) and reduced units from 25 to 23 one bedroom units. They do not meet with the City zoning. Commissioner Bolanowski asked if the 27 spaces included the business. Mr. Otlowski stated yes, 4 spaces are marked for the business and 23 for units. Architect Shean Chin Wong provided a site plan of the floor layout and parking. Square footage of apartments remained 800 sqft. A color rendering of the building provided 3 options trying to match school across the street. The exterior will have stucco applied over existing building. Air conditioning and heating separate for each unit. Commissioner Jacobs asked why some walls did not have windows. Mr. Wong explained that he didn't want to disturb the building too much and one area was the elevator shaft. All apartments will have windows. Mr. Otlowski stated that the project being done without any financial assistance from city. Commissioner Piatkowski stated that he feels the project is improved somewhat. He still sees parking as a primary concern – has there been any discussion with adjacent property owner? Mr. Arzadi stated that there has not. Mr. Arzadi stated that he will build whatever PARA wants – he can look to reduce the density further. They will continue to work on the parking concern. Mr. Maraziti asked about the environmental. Mr. Arzadi stated that environmental Phase 1's have been done. Next step would be to bring to residential standards. Mr. Maraziti asked that copies be provided to PARA. Both reports were done in 2008.

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 Agreement to be put in place if the commissioners should decide to move forward with the project.

Amboy Corporate Center: There was a presentation done before the City Council regarding the Connector Road between Amboy Avenue and Convery Boulevard at the February 24<sup>th</sup> Council meeting. The presentation was requested by Council President Jimenez.

1027 State Street – Ms. van Eckert informed the Commissioners that Mr. Gall, the PARA appraiser visited the site on Monday. We expect to have the report by the end of the week.

Elite, LLC – There is a resolution before the Board to amend the Redeveloper Agreement with Elite LLC, as requested and presented at the January 2010 PARA meeting. Commissioner Jasko has watched the video of the meeting in order to be current on the issues.

Other projects will be discussed in closed session

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:

Federal Hill – the first new building is occupied.

iPort – was surcharging. Freehold Soil issued a violation w/r/t soil on roads

Connector Road – Mr. Herits confirmed that only cost to City would be lighting, easement and demolition. Sidewalks will be paid for by the County. Commissioner Jacobs stated that the presentation was very good. The road will provide better access for school, improve safety,

provide better traffic flow and provide lights to slow down traffic. Overall it is very beneficial to the City. Commissioner Bolanowski stated that we should also remember that the County is spending millions on the road. That's a huge investment in our City.

**8. Public Session**

**John Dyke, 225 High Street, Perth Amboy, NJ 08861** Provided a brief presentation on the Eagleswood Academy which was on the Celotex property in the 1800's. He stated that the main building was at entrance to City. He proposed an archeological dig on the site. He confirmed that it would be no cost to the City or the tax payers – he would like to bring a college or university into city and doing a course study. He believes that Perth Amboy will benefit from the publicity. He asked for permission to reach out to college or university to do the dig. Vice Chairman Piatkowski stated that the concept is well received. However, PARA does not have site control; we can provide contact information to him. Commissioner Jasko asked Mr. Dyke why he wanted to do this now. The property has been sitting vacant for over 10 years. Mr. Dyke stated that he just learned that the main building was taken down in 1936 and cement capped over therefore foundations may still exist. Commissioner Jasko asked if he had a time frame in mind. Mr. Dyke said it would be a small area and could be a summer or summer/fall course. It would depend on the number of students. Commissioner Bolanowski thanked Mr. Dyke for the presentation and stated that she has been impressed with the documentaries that Mr. Dyke has done in the past.

Christine Dispensary, 358 Rector Street – She discussed the timing of the Landings Project. Kushner seems to have put a hold on everything. Ms. van Eckert explained what the project status. Vice Chairman Piatkowski commented on the delays. Ms. Dispensary stated that she would like to know what the future holds – she is frustrated. Mr. Maraziti stated that the time frame is a key request. However, the collapse of our economy has tremendously impacted the project. That reality is an enormous impediment in moving forward. We have many legal options to terminate Landings if we want, but what will that get us? If we seek another developer they will have to purchase from Landings. Also, where will we get another developer? But, when market comes back, places like Perth Amboy will be hottest places around. It's important that Perth Amboy keep the bar high rather than settling just to see something developed. Commissioner Jacobs stated that he relates to Christine, he also owns in Landings and bought for the same reasons as everyone else. He explained that what we've been trying to do at PARA is to prepare for the next cycle that Mr. Maraziti and Ms. van Eckert have pointed out. Mr. Jacobs believes that Perth Amboy will be the next boom. The sad fact is that we are in an economic condition that nothing will be done. This is a time for us to line up the sites so that we are ready. Christine stated that they also need to move forward with the amenities to keep the people who are there happy.

Piatkowski thanked Ms. Dispensary for her comments. We will continue to seek to move the project forward.

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

**R 3:10:348** Resolution of the Perth Amboy Redevelopment Agency Authorizing Amendment to Redevelopment Agreement with Elite Group, Ltd.

	Move	2 <sup>nd</sup>	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	

**R 3:10:349** Resolution of the Perth Amboy Redevelopment Agency Authorizing Negotiation of Redeveloper Agreement with 500 High Street, LLC as Conditional Redeveloper of 500 High street – In Redevelopment Area 2

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

**R 3:10:350 Resolution** of the Perth Amboy Redevelopment Agency Approving and Accepting the Annual Audit Report for Fiscal Year Ending June 30, 2009

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

Robert Butvilla, PARA's auditor, stated that the PARA books and records were found to be clean and in good shape.

Commissioner Bolanowski made a motion that Counsel prepare a resolution for the next PARA meeting that will formally terminate the MOU with Carlos Gonzales.

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

Adjourn

Very truly yours

Helga E. van Eckert, Executive Director