



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, March 3, 2015

Regular Meeting Minutes

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 3, 2015 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 the Star Ledger, and posted in the City Clerk's Office.

**1. Salute to the Flag**

**2. Roll Call**

	Present	Absent
Comm. Bolanowski	X	
Comm. Haborak	X	
Comm. Jacobs		X
Comm. Jasko	X	
Comm. Pabon	X	
Comm. Volk		X
Chairwoman Diaz	X	

**3. Bill List - \$5,418.92**

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. Jasko			X			
Comm. Pabon			X			
Comm. Volk					X	
Chairwoman Diaz			X			

**4. Meeting Minutes**

February 3, 2015 – Regular Meeting

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. Jasko	X		X			
Comm. Pabon			X			

Comm. Volk					X	
Chairwoman Diaz			X			

5. **Developers Presentation:** Mr. Steve Jobin director of the YMCA is looking to develop the old DYFS office located at 458 Florida Grove Rd in to an Adult Medical Day Care. Mr. Jobins attorney informed that it does not include this use in the Focus 2000. Raritan Bay YMCA will be purchasing the property. Transportation will be provided to from and to the day care. Mr. Jobin explained the services that they currently provide. No feasibility study has been done. They will attempt to put a cooking facility.
  
6. Mr. Maraziti informed the process for a redevelopment project: pre-submission, conditional redevelopment agreement and later a redevelopment agreement. Changes to the redevelopment plan can't be done by PARA it has to be reviewed by the Planning Board and later approved by City Council.
  
7. **Executive Director Report:**  
Ms. Hindenlang informed the following:

The ELT RFP letter of interest was due March 10<sup>th</sup>. Final proposals are due May 5<sup>th</sup>. Several developers have expressed interest. We met with the property owners. They had a purchaser in mind they've been working with, Bridge Development—the same company presumably taking over ePort. Bridge will now be going through the RFP process as well. In the meantime, ELT is moving forward with demolition of the buildings on site which began on April 1<sup>st</sup>. They're continuing remediation and will demolish other buildings as tenant leases expire. Will begin work on the slurry wall in May.

The kickoff meeting for the redevelopment planning process was held last Monday. It was a good meeting and it looks like we're going to have some exciting products from the process given the collaborations going on with the other planning projects. Once the steering committee schedule is established I will be contact Commissioner Pabon who indicated he would be willing to serve as the PARA representative.

We've updated the appraisal for the City property that Perth Amboy Self Storage is interested in and submitted that to Hampshire. We met again recently to discuss the outstanding issue of the gas lines, purchase price and design. We have settled on a price yet. We are waiting for some numbers from Hampshire to finalize that decision.

Viridian has begun discussions regarding acquisitions within the Gateway Redevelopment area. They are also doing a preliminary market assessment to understand what types of uses are best for the site. We are still hammering out what the exact market will be.

Interior work has been done on Hobart Street. The site work will begin soon at the proposed parking lot at Market and Hobart. The developer wants to change the parking configuration so the ingress/egress is all on Hobart St. The City engineer will have to handle this.

I spoke to Mr. Arzadi about 500 High Street. He said that there was additional drilling that was done this month, and there will be more next month. He's supposed to receive a final report in April on the environmental conditions of the site. He asked if I would speak to the board about him waiting until the work commences on the County Park to work on his site because he will be impacted by what they do.

I reached out to Convery Complex for an update. They've sought out a proposal for a traffic engineering study for the addition of left in/left out turns on the northern end of the property. They're okay with paying for this cost if the City fully supports the proposal. They said they will not be pursuing a light at the intersection because the cost would be prohibitive.

The market analysis and financial analysis for the Kushner project was complete. Numbers were similar to what was expected. We will be meeting with Kushner soon to discuss next steps. I applied for a received additional remedial investigation and remedial action funding from the state for the former municipal complex to address the UST issues on site. That work is currently in progress. This is the property Kushner has a contract to purchase. The City Engineer is still trying to coordinate with PSE&G to relocate the transformer.

The County connector road project between Amboy Ave and Convery Boulevard seems to be coming to fruition. We have most of the ROW dedications and we are finalizing the largest dedication from Morris Companies. The county has expressed that construction would begin sometime this year.

From everyone I've spoken to, ePort is still wrapping up smoothly. Detention basins at pad B and C are substantially complete. They're working on completing the waterline on High. Remediation should be complete soon but the weather has caused some difficulty. They're hoping to close in May.

**8. Attorney's Report** – Mr. Maraziti informed the following:

**Morris project** - A resolution is being done indicating whenever the City is happy with the completion of the project and the account is paid in full then we will provide the certificate of completion.

**North Amboy Development** – This project consists of two one building was one the other not. Mr. Maraziti recommends this be discussed at closed session.

**9. Public Session (Agenda Items Only)**

Commissioner Bolanowski opened the public portion.  
 Commissioner Pabon seconded the motion. All approved.

No one from the public commented on the resolutions

Motion to close Public Session.

Commissioner Pabon closed the public portion.  
 Commissioner Bolanowski seconded the motion. All approved

**10. Resolution**

R:04:15:03 – Perth Amboy Redevelopment Agency 2013-2014 Audit Resolution

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. Jasko	X		X			
Comm. Pabon			X			
Comm. Volk					X	
Chairwoman Diaz			X			

R:04:15:04 – Resolution of the Perth Amboy Redevelopment Agency Authorizing the Issuance of Certificates of Completion to Morris Perth Amboy Associates, LLC.

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. Jasko			X			
Comm. Pabon			X			
Comm. Volk					X	
Chairwoman Diaz			X			

**11. Public Comment – Any PARA matter**

As related to Public Comments. The resolutions were read to the public.  
 Commissioner Bolanowski opened the public portion.  
 Commissioner Pabon seconded the motion. All approved.

Daniel San Pietro – resident of the Landings informed that they are still under mediation for their lawsuit. Mr. San Pietro will like to know the status of the litigation of landings and the City and Phase 2 of the project. Ms. Hindenlang informed that are still under litigation and once they closeout the outstanding issues of Phase 1 they will commence with phase 2.

Motion to close Public Session.

Commissioner \_\_\_\_\_ Bolanowski \_\_\_\_\_ closed the public portion.

Commissioner \_\_\_\_\_ Haborak \_\_\_\_\_ seconded the motion. All approved

**12. Motion to Adjourn**

Commissioner \_\_\_\_\_ Bolanowski \_\_\_\_\_ closed the public portion.

Commissioner \_\_\_\_\_ Pabon \_\_\_\_\_ seconded the motion. All approved