



# PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, June 4, 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 Thursday, June 4, 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 -**

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

**4. Meeting Minutes**

June 4, 2015 – Regular Meeting

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

Comm. Volk					X	
Chairwoman Diaz						X

**5. Developers Presentation:**

Mr. Azardi and Mr. George Otlowski from 500 High Street presented. Mr. Otlowski stated that since the approval of the project, over \$1.7 million has been spent or will be spent by Mr. Azardi due to many problems, mainly environmental. Environmental problems are related to construction-if Mr. Azardi puts in specific flooring and paving then environmental issues may be evaded due to newly changed environmental policies.

John C. Ferrante, President of E2 Project Management, LLC has been conducting an environmental study for Mr. Azardi for over two years and site investigation was finally implemented. Preliminary assessment was conducted and several areas of concern emerged, specifically ground water contamination. Minor soil excavation and solution: restricted use solution under engineering controls, such as floor slabs for the building.

Vapor intrusion litigation measures were created by Mr. Ferrante. The basement of the building will be used to park cars. Soil remediation (6x6x60 feet) will be recapped with a concrete slab. This will create a barrier to prevent penetration of the concrete slab, vapor intrusion will be put on top of the slab, then another concrete slab will be put on top of the vapor intrusion to prevent the penetration of the contaminated ground water. Mr. Ferrante stated that once a dean notice was filed, permit in place, and engineers files, then final RAOA could be conducted. Mr. Ferrante also stated that there is a DP file review and all DP files have been reviewed.

Ms. Leigh Anne Hindenlang stated that there was no kind of report during the two years of the environmental review process that she had seen and she had only received corresponding letters throughout the course of the last two years.

Mr. Otlowski stated that Mr. Azardi has paid \$220,000 in taxes up to this point. One area in the restaurant area and basement would have to have vapor intrusion conducted and VOC monitors will be installed to monitor vapors 24/7 through an alarm system to ensure that no more air intrusion occurs.

Agreement was put in, in 2010 and full completion of project is dependent on the reports being submitted by Mr. Ferrante.

6. **Executive Director Report:**

Ms. Hindenlang informed the following:

At the last meeting, YMCA pre-submission forms and a resolution to execute with redeveloper were attached. A letter from Maraziti with recommendations on the use on whether or not it is allowed to move project along faster was also attached. All of you should now have the proposals for the Eport based 2 RFP. After speaking with Maraziti, his recommendations were to have a subcommittee to be able to protect the proprietary information of the presentations. Comm. Pabon, Chairwoman Diaz, and Comm. Jasko volunteered. Comm. Jasko gave up her position to Comm. Bolanowski.

(Maraziti was unable to communicate to the committee for a recommended subcommittee due to being pulled away to court.)

Some demolition on the site has started, waiting on utility companies to come and cut off some services. Preservations issues report will be submitted next week. Clean up and demolition moving forward. There is a map with a schedule on when they will be demolishing buildings.

The Resolution authorizing study of the proposed redevelopment area was approved by seat council at the last meeting. Next step will be stakeholder meetings. First, there will be a meeting with property holders. The Steering Committee will take place June 18 at 1pm. Proxiad, the company that owns the two gas lines, has finalized the survey and Hampshire will be getting the updated site plan to me. They anticipate coming to board in July to present changes.

Viridian has started working with national state and local entertainment groups to try and find potential user/partner. Viridian has also started speaking with the developer in Sayerville about possible partnership. (They still have to go through the same review process no matter who they choose.) They have also started speaking with Annie Truchio (owns Victory property) to see if they can work together with both projects. Resolution to go to developer at 500 High Street.

I have been working with property owners for the site on Sayer Avenue to see if there is any existing environmental background information. I

have reached out to Convery Complex, who is currently conducting the traffic study for the new entrance to the parking lot. There is a potential that it might be re-signalized. They might have to resubmit a larger proposal as a result.

Time search and survey for the city-owned property next to 59 Garage is underway and then after that we will conduct an appraisal for the property and begin talking with the property owner about a purchase price. I did speak with the representative for that project and he would like to speak in front of the board about it in July. No more progress on the city of Kushner. We have received some edits.

Conductor Road updates: there are four identifications left, two will be signed this week. Routing will be transferring to Bridge in August because there is a high demand for site. All three pads will be built at once.

7. **Attorney's Report** – Mr. Maraziti informed that he has been working with Ms. Hindenlang on the redevelopment of the train station.

Nothing other to report other than discussed.

8. **Engineer's Report** – Mr. Herits informed the following:

Stated that the Hobart Street façade is shaping up nicely. Front side walks were being worked on today. Still have yet to work on the off-site parking lot. The utilities for Delaney Home has come to the site and are moving along. Eport is bustling and the two entrances are actually being put on High Street.

Landings' engineer is still trying to get a meeting with PSE&G for the transformer location. Hopefully meeting will happen next week.

**500 High Street** – Mr. Azardi, Mr. Alowski, and environmentalist Mr. Ferrante will give an updated report.

**280 Hobart** - Working on inside of the building, the detached parking area is being changed a little.

**Landings** - Still trying to get together with PSEG to resolve the transformer and meter that was located in the flood area.

**Delany Home** – Under Construction

**Eport** – Went through a dewater process and they began to install drainage pipes.

**Self Storage** – New plans will be submitted due to the form of the site.

**35 Connector Rd.** - Is ready to roll.

In addition, Mr. Herits will be working with any to update the list for the properties in the redevelopment area.

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

Commissioner Bolanowski opened the public portion.

Commissioner Haborak seconded the motion. All approved.

No one from the public commented on the resolutions.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Haborak seconded the motion. All approved

**10. Resolution**

R:06:15:08 – Resolution of the Perth Amboy Redevelopment Agency Authorizing the Issuance of a Default Notice to 500 High Street, LLC

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

Comm. Bolanowski (Comm. Haborak 2<sup>nd</sup>) suggested to table this resolution until the next meeting. All approved.

R:06:15:09 – Resolution Authorizing the Execution of a Conditional Redeveloper Designation Agreement with the Raritan Bay Area YMCA Including Provisions for a Project Funds Deposit to Defray Costs Incurred by the Perth Amboy Redevelopment Agency in Connection with a Redevelopment Agreement

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

R06:15:10 Resolution Authorizing Closed Session and Contract Negotiations on 500 High Street

	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 Jasko opened the public portion.

Commissioner Bolanowski seconded the motion. All approved.

358 Rector Street-Sandy Project he has been working. Rental voucher effort, 3,100 people applied from all nine counties. People that submitted through Middlesex County (300-400) were chosen through electronic lottery system and those chosen were notified in May and then given an more detailed application. Second phase of project is the Rental Opportunities are still ongoing are going to be an effort over the year for people that were effected by Sandy or displaced for various reasons can get priority to get into affordable housing. Efforts throughout nine counties and people can get priority to get at the top of the waiting list if fit description. Difficulty getting the word out and want to benefit more people. Landings-tomorrow will be second mediation session both

developer and contractor are willing to fix the building and do repairs for settlement. It may take some time and effort because not finished yet. Saw in one of the Daffy reports that New York Waterways is doing trial runs to Carteret and that is included in the vision of the Landings and would like to do so in Perth Amboy. No progress on the court case, but will have updates tomorrow.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Haborak seconded the motion. All approved

**12. Motion to Adjourn**

Commissioner Jasko closed the public portion.

Commissioner Bolanowski seconded the motion. All approved