



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, August 4, 2015

Special Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, August 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. Meeting Minutes**

July 23, 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		X			
Comm. Pabon		X	X			
Comm. Volk			X			
Chairwoman Diaz			X			

July 23, 2015 – Special 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	X			
Comm. Volk	X		X			
Chairwoman Diaz			X			

**4. Developer’s Presentation – Perth Amboy Self Storage, LLC (PASS)**

Andy Norrin, attorney for PASS presented on behalf of the team He said his group is here to present an update on the previously discussed use of a self-storage facility for which they were conditionally designated. They acquired the site back in October of 2013, but they wanted to adjacent City property so that they could add outdoor boat storage to the site. With the new plan, they’re bringing the self-storage building to the street front, but they had to make additional changes, such as additional stories, to accommodate a new footprint given the gas lines that were discovered on the City owner property. Ken Webb from Langan engineers, discussed some of the specifics of the site plan included the fact that the entrance to the site will line up with the new entrance point created on ePort I. Eric Helstrom, the architect for the group, discussed the architectural elements in the façade that creates a historical character, the green and sustainable features that were added to the building and stormwater management practices. He explained that they took the same package previously submitted and basically fit it into a smaller footprint. Hampshire would also like to use the painted median on High Street to add left turn access into the site, similarly to what Viridian did on ePort I. Commissioner Bolanowski asked if the boat storage area was secure. Mr. Webb confirmed, saying there will be a key pad for the gated area and access to the boat yard will be separate from access to the storage facility. Commissioner Bolanowski asked if the storage units have ventilation and air conditioning. Mr. Helstrom confirmed they would, with the exception of the units with outside access because those are used for items that do not need to be climate controlled. Commissioner Jasko asked what the approximate number of units would be. Mr. Helstrom indicated that there would be about 750 units. Mr. Herits asked if they use on-site management 24 hours. Mr. Helstrom said they do no, there will be office hours seven days a week. Chairperson Diaz asked if there was going to be solar installed. Mr. Helstrom said either roof or ground mounted, whichever makes the most sense. The commissioners commented on their approval of the design and thanked the presenters for coming before the board. They indicated to the executive director and attorney that they approved final negotiations for the redevelopment agreement based off of this plan.

**5. Developer’s Presentation – 418 Washington Street**

Chairperson Diaz and Commissioner Pabon excused themselves prior to the presentation commencing due to a potential conflict of interest. Mr. Maraziti

informed the board and the public that even though their departure left the board without quorum, because no action would be taken on this item, there wasn't an issue and the developer could proceed with the presentation.

Mr. Otlowski represented Mr. Rada for 418 Washington Street. He first asked the project architect to speak and discuss the building. He indicated that since the last time they met, an additional story was added to the plan and they've added more parking. In total there would be 44 units—28 one bedroom and 16 two bedroom. The building would incorporate energy efficient technologies and features as well as advanced security features. For the proposed project, variances would be needed because the site is within the hospital zone. The project is being targeted for hospital employees. The hospital has promised 15 spaces in their parking deck and the city is working out an agreement to allow 12 spaces in the Public Safety Complex parking lot. Overall, the project is estimated to be \$6.6 million. Financing will not be an issue. They believe the project will enhance the area and bring in higher rents. Commissioner Jasko asked why they added the additional story. Mr. Rada said in order to allow for the larger, two bedroom units. Commissioner Volk asked if the building will be 30 feet over the wall in the back. The architect said he believes it might. Commissioner Volk expressed concern about putting a building of that size in the area that will dwarf the single family homes. Mr. Rada said that the 17 foot wall in the back hides most of the building and it will not dwarf the homes. Mr. Rada made sure to visit the site and consider it from all directions. Commissioner Bolanowski stated a concern with the changes in leadership at the hospital and how that will affect the commitment of the hospital and availability of tenants. Mr. Rada says he doesn't think any change will affect the parking commitment and that even if the hospital's capacity is reduced, there's still going to be some staff there that would be attracted to this type of development. Commissioner Volk asked if they had a backup plan in case the hospital closes or doesn't contribute tenants. Mr. Rada stated that he will have no problem renting these units with or without the hospital. Commissioner Jasko and Volk expressed concerns over the number of parking spaces and the distance between the off-site lots and the project site. Mr. Rada said he is constantly looking for additional parking spaces. Mr. Maraziti asked if the courtyard would meet air quality standards. The architect indicated that it will meet all code requirements. Mr. Otlowski said he and his client will look further into the parking issue and come back to the board at a later date.

Chairperson Diaz and Commissioner Pabon rejoined the board following the conclusion of the presentation.

6. **Executive Director Report:**  
Ms. Hindenlang informed the following:

There is a resolution on today's agenda to conditionally designate Bridge as the redeveloper for ePort Phase II as discussed at the last meeting.

We are beginning meetings with property owners in the proposed redevelopment area this week and will be continuing those over the next couple of weeks. Additionally, we are having a two focus group meetings on August 11<sup>th</sup> at the Jankowski Community Center from 3-5 pm or 6-8 pm.

Viridian is working on an updated site plan for the Gateway site. Said he will be submitting it for review soon to discuss.

We met with the representative for Convery Complex, or Shoprite. We are working to resolve several small, outstanding issues. For now, we are on schedule for the developer to present to the board at the September meeting for final board approval.

We have the resolution and agreement to transfer title from Viridian to Bridge for ePort Phase I on today's agenda. I want to thank Mr. Maraziti and the attorneys for both Viridian and Bridge for being so diligent and working on this nonstop for at least the last two weeks to ensure we'd have something ready for the board to approve today. Mr. Maraziti can speak more on this in his report.

## **7. Engineer's Report**

Mr. Herits informed the board that he didn't have much of an update from the last meeting. He said Viridian is almost done with their work on ePort I. They're just doing some grading on site. Said Mr. Maraziti, Ms. Hindenlang and he met with Convery Complex early in the week to discuss the remaining variance issues.

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

Indicated he has no report for open session. He wants to discuss the transfer of ePort I from Viridian to Bridge Development Partners, particularly as it relates to financial information, in closed session.

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

Commissioner     Volk     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 Volk seconded the motion. All approved

**10. Resolution**

R:08:15:14 - RESOLUTION AUTHORIZING THE EXECUTION OF A CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT WITH BRIDGE REDEVELOPMENT PARTNERS, LLC/COMMERCIAL DEVELOPMENT COMPANY, INC., INCLUDING PROVISIONS FOR A PROJECT FUNDS DEPOSIT TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH A REDEVELOPEMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

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

R:08:15:15 - RESOLUTION AUTHORIZING THE EXECUTION OF A CONSENT TO TRANSFER AND AMENDMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND VPGS, LLC, TRANSFERRING THE ePORT LOGISTICS CENTER PROJECT FROM VPGS, LLC AS REDEVELOPER TO BRIDGE PERTH AMBOY, LLC

	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	X			
Comm. Volk	X		X			
Chairwoman Diaz			X			

R 08:15:16 RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm.			X			

Bolanowski						
Comm. Haborak					X	
Comm. Jacobs					X	
Comm. Jasko	X		X			
Comm. Pabon		X	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   Volk   opened the public portion.  
 Commissioner   Bolánowski   seconded the motion. All approved.

Motion to close Public Session.  
 Commissioner   Volk   closed the public portion.  
 Commissioner   Bolánowski   seconded the motion. All approved

**12. Motion to Move into Closed Session**

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

**13. Motion to Resume Special Meeting**

Commissioner   Jasko   opened the public portion.  
 Commissioner   Volk   seconded the motion. All approved.

**14. Motion to Adjourn**

Commissioner   Jasko   closed the public portion.  
 Commissioner   Bolánowski   seconded the motion. All approved