

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 18, 2012
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, September 18, 2012 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, Star Ledger and posted in the City Clerk's Office.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm. Bolanowski	X	
Comm. Gonzalez		X
Comm. Haborak	X	
Comm. Jacobs	X	
Comm. James-Waldon	X	
Comm. Jasko	X	
Chairwoman Diaz	X	

3. Bill List - \$12,356.67

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez					X	
Comm. Haborak		X	X			
Comm. Jacobs	X		x			
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

4. Meeting Minutes from July 2012 Meeting

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez					X	
Comm. Haborak			X			
Comm. Jacobs			X			
Comm. James-Waldon			X			
Comm. Jasko	X		X			
Chairwoman Diaz			X			

5. Executive Director's Report - Mr. Fehrenbach informed the commissioners the following:

Hobart Plaza – The Planning Board on a secure majority vote, voted in favor of recommending to City Council the changes to the redevelopment plan. This matter is under review by the City attorney, no opinion has been rendered. City Council has continued consideration on the amendment to the redevelopment plan until its October 10, 2012 meeting.

Viridian – The closing on the project have not taken place because of the following:

- Viridian Partners, Stalk Haven, and Custom Distribution Systems (CDS) and Department of Environmental Protection (DEP) have reached an agreement with National Lead. DEP has given approval of a temporary budget to begin the remediation on this site.
- There is currently an easement with Texas Eastern Pipeline that needs to be removed and Texas Eastern and Viridian have to come to an agreement as to how the pipeline is to be relocated.
- The closing of the property is now pending to be done in early November.

6. **Developer’s Presentation:** No Developer Presentation.

7. **Attorney’s Report** – Mr. Joseph Maraziti Informed the commissioners of the following:

- **Viridian** – Easement has been negotiated with the parties.
- **Escrow Policy** – Mr. Maraziti questioned how to approach the redeveloper when they come to us. Do we charge an upfront fee before discussing anything or should we continue practice as before? Commissioner Jacobs asked if we can request reimbursement for the initial conversation. Mr. Maraziti informed we can, but it can also chill the interest in the projects for the redevelopment area. We do not know how it will impact the City if we request upfront reimbursement for services rendered by the attorney and /or engineer. We can also prepare an application with an application fee before we speak to a prospective redeveloper. Mr. Maraziti will forward an application to Mr. Fehrenbach for his review and to be discussed in future meetings.

8. **Engineer’s Report** – Mr. Herits informed the commissioners of the following:

- **Hobart Plaza** – Mr. Herits spoke to the engineer for Hobart Plaza and he reiterated what Mr. Fehrenbach said about the Hobart Project.
- **Viridian Partners** – Mr. Herits met with NASDI and they were very positive to start in September. As soon as the closing is done work will commence.

9. **Public Session** – As related to resolutions R 9:12:122 through R 9:12:123. The resolutions were read to the public. Commissioner Jasko opened the public portion. Commissioner James-Waldon seconded the motion. All approved.

No one from the public commented on the resolutions. Commissioner Gonzalez moved to close the public portion. Commissioner James-Waldon seconded the motion. All approved.

10. Resolutions

R 9:12:122 Resolution Extending the Election for Chairwoman and Vice-Chairwoman from July 2012 to January 2012

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Gonzalez					X	
Comm. Haborak		X	X			
Comm. Jacobs			X			
Comm. James-Waldon						X
Comm. Jasko			X			
Chairwoman Diaz			X			

R 9:12:123 Resolution of the Perth Amboy Redevelopment Agency Amending the Existing Schedule Times, Adopting 2013 Times and Dates for Regular meeting and Notice Thereof

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Gonzalez					X	
Comm. Haborak			X			
Comm. Jacobs			X			
Comm. James-Waldon		X	X			
Comm. Jasko			X			
Chairwoman Diaz			X			

11. Public Comment – all PARA matters

A- Motion to open to public comment on all concerns: Commissioner James - Waldon moved the motion. Commissioner Bolanowski seconded. All in favor.

- Tracy Jordan 368 Rector Street
 - Curbs around the area of the Landing where painted yellow. Are the streets surrounding the area under city Ownership? Mr. Fehrenbach stated he does not know who painted the curbs and has not seen any document indicating any dedication or acceptance of the streets. Mr. Fehrenbach will try to find out who painted the curbs.
 - What is a reasonable amount of time to have Landings Developer continue development? Mr. Maraziti informed there is not reasonable amount of time, it is a matter of judgment. We have to be very judicious on what are options are.
- Daniel Santa Pietro 358 Rector Street
 - Informed they have continued to meet with the developer and have made some progress on small issues. The evasive testing has been completed and the lawyers have it and are undecided on how to proceed. Chairwoman Diaz asked how soon can PARA expect a copy of the report. Mr. Santa Pietro states he hopes soon.

B- Motion to close the public comment on all concerns: Commissioner Bolanowski moved the motion, Commissioner James-Waldon seconded, all in favor.

12. Motion to Adjourn - Commissioner Jasko moved and Commissioner Haborak seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you

Mildred Ramos
Interim Board Recording Secretary