

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, April 3, 2012
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 6, 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 and the Amboy Guardian 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 - NO BILL LIST

4. Meeting Minutes from December 2012 Meeting

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

5. Executive Director's Report -
Presented during closed session

6. Developer's Presentation: NO DEVELOPER PRESENTATION

7. Attorney's Report – Mr. Maraziti informed PARA approved a contract with Hobart but we need to amend the redevelopment plan. Because under the statue we cannot negotiate a redevelopment agreements without a legal redevelopment plan. First step is to recommend to the Governing Body the plan to be amended. Other topics will be discussed at closed session.

8. Engineer's Report –

Hobart Project – In 2007 a study for 280 Hobart St was done by Michael Carr. 280 Hobart St. was placed in area 2 subarea 2-31, after that the council approved resolution. Mr. Herits explained that the changes made to area 2 reflect sub area 2 that was meant for King Plaza. The biggest item in the plan is parking. There will be 20 spaces at the corner lot and 7 spaces at the lot adjacent to the building. The remainder will be meter parking.

Commissioner Bolanowski asked Mr. Herits if there is any improvement planned for the parking lot. Mr. Herits informed that he believes there will be resurfacing of the lot but there appears to

be no space for landscaping. Mr. Maraziti advised that a request for landscaping can be added at a later date.

Mr. Tony Cruz advised the board in reference to the Hobart project and explained that the self storage facility will be for the tenants. In the event the tenants will not be use the storage will be rented to other parties.

9. **Public Session** – as related to resolutions R 2:12:109 through R 2:12:112. The resolutions were read to the public. Commissioner Gonzalez opened the public portion Commissioner Jasko seconded the motion. All approved.

10. **Resolutions**

R 4:12:109 Resolution of the Redevelopment Agency Recommending to Governing Body of City of Perth Amboy an Amendment to Redevelopment Area 2 of the Focus 2000 Redevelopment Plan

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

R 4:12:110 Resolution of the Redevelopment Agency to Accept the Audit.

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

R 4:12:111 Resolution of the Redevelopment Agency Authorizing Application to Local Finance Board for Renewal of 3.7M Note

	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 4:12:112 Resolution of the Redevelopment Agency Authorizing Closed Session Pursuant to the Open Public Meetings Act to Negotiate with Local Finance Board Regarding Note Renewal

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

11. Public Comment – all PARA matters

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

Tracy Jordan –

1. Requested update on Landing Project she was informed no change since last meeting. She was also informed that PARA is waiting from a response from the developer. Ms. Jordan also informed PARA that she spoke on behalf of some of the Residents that they do not agree with the changes to the new proposed Landing Project.
2. Requested status on Executive Director –Mr. Fehrenbach informed her that the City is reviewing the finances and that the responsibilities for PARA have been taken on by Mayor and him in addition to the 4 staff member in the department, who are picking added responsibilities.

Alan Silber –

1. Previous Director was paid from a special fund. – Mr. Fehrenbach reported that the former director was paid with PARA funds until late summer of last year. Since then position was primarily funded thru grants. Mr. Silber questioned where the funding for the attorney and engineer originated. He was informed that PARA does not have a fund that can be used toward other payments. Professionals are primarily paid from escrow. Neither the Mayor nor any staff are receiving any payments from PARA.
2. What is the status of Celotex property, how long does the developer have to say it is not working for them? The Mayor has spoken to them. They will be coming back to PARA to discuss their development plans before the board. Mr. Maraziti reported Stark Celo is no longer the redeveloper for this property, but they still the property.

Steven Nasamento -

1. Status on Rosengarten property – He stated it is displayed Google as park. Mr. Fehrenbach informed him there are different ideas for development as a park or residential units but is currently under site remediation (HDSRF).

12. Motion to Close Public Session

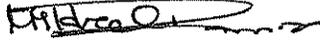
	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Gonzalez		X	X			
Comm. Haborak			X			
Comm. Jacobs					X	
Comm. James-Waldon					X	
Comm. Jasko			X			
Chairwoman Diaz			X			

13. Motion to Adjourn

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski		X	X			
Comm. Gonzalez	X		X			
Comm. Haborak			X			
Comm. Jacobs					X	

Comm. James-Waldon					X	
Comm. Jasko			X			
Chairwoman Diaz			X			

Thank you



Mildred Ramos
Interim Board Recording Secretary