

**PERTH AMBOY REDEVELOPMENT AGENCY  
TUESDAY, NOVEMBER 12, 2013  
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, November 12, 2013 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. Jasko      | X       |        |
| Chairwoman Diaz  | X       |        |

**3. Bill List - \$ 4,592.90**

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

**4. Meeting Minutes from October 8, 2013 Meeting**

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

5. **Developer's Presentation:** There was no Developer Presentation.

**6. Executive Director's Report :**

**Resolution regarding the appointment of an Executive Director** -Mr. Fehrenbach explained to the commissioners the resolution regarding the appointment of an executive director Ms. Jillian C. Barrick and reimbursement of her salary to the City.

**Resolution regarding the 2014 calendar meeting dates** -Mr. Fehrenbach explained that the meeting calendar for 2014 will not have a regular meeting in the month of November 2014 due various conflicts but a special meeting will be scheduled if needed.

**Resolution regarding Delaney Homes** – Mr. Fehrenbach informed the commissioners that he has

significant email discussion with Mr. Maraziti and Mr. Lendor regarding the redevelopment agreement. Therefore, this resolution is ready for action. Mr. Fehrenbach confirmed this with the developer Mr. Dzema.

**Resolution regarding Hobart Plaza** – Mr. Fehrenbach informed the commissioners that this resolution will be held until the next meeting.

**Resolution regarding Gerdau Ameristeel** – Mr. Fehrenbach informed the commissioners that this resolution is ready for action. Mr. Fehrenbach confirmed this with Mr. Barcan, Esq.

**Resolution regarding Elite Group** – Mr. Fehrenbach informed the commissioners that Elite Group has gone bankrupt and he was able to negotiate a settlement in the amount of \$1,000 on the outstanding negative escrow balance of about \$1897.00.

**7. Attorney’s Report - Mr. Maraziti informed the board that**

Mr. Maraziti informed the commissioners that he has worked on the resolutions and agreements regarding Delaney Homes and Gerdau Ameristeel. Mr. Maraziti also informed that he will be discussing 1027 State Street in closed session.

**8. Engineer’s Report**

Mr. Herits informed the commissioners the following:

**Hobart Plaza** – The developer has accepted the recommendation on the compact car parking and the improvements of the façade.

**Eport-** Mr. Herits informed the commissioners that the cleanup is being been done on the site and the project is moving along quickly.

**9. Public Session** – As related to resolutions R11:13:160 to R11:13:166. The resolutions were read to the public. Commissioner Jasko opened the public portion. Commissioner Bolanowski seconded the motion. All approved.

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

**10. Resolution**

R11:13:160 – Resolution of the Perth Amboy Redevelopment Agency appointing Executive Director and Authorizing Reimbursement to the City of Perth Amboy

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

R11:13:161 – Resolution of the Perth Amboy Redevelopment Agency Amending the Existing time schedule, Adopting 2014 Time and Dates for the Regular Meeting and Notice Thereof

|                  | Move | 2 <sup>nd</sup> | In favor | Opposed | Absent | Abstain |
|------------------|------|-----------------|----------|---------|--------|---------|
| Comm. Bolanowski |      |                 | X        |         |        |         |
| Comm. Gonzalez   | X    |                 | X        |         |        |         |
| Comm. Haborak    |      | X               | X        |         |        |         |

|                 |  |  |   |  |  |  |
|-----------------|--|--|---|--|--|--|
| Comm. Jacobs    |  |  | X |  |  |  |
| Comm. Jasko     |  |  | X |  |  |  |
| Chairwoman Diaz |  |  | X |  |  |  |

R11:13:162 - Resolution Authorizing the execution of Redevelopment Agreement, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, ET Seq., By and Between The Perth Amboy Redevelopment Agency and the Housing Authority of the City of Perth Amboy

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

R11:13:163 - Resolution Authorizing the execution of Redevelopment Agreement, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, ET Seq., By and Between The Perth Amboy Redevelopment Agency and Hobart Plaza Realty, LLC (**HELD FOR NEXT MEETING**)

|                  | Move | 2 <sup>nd</sup> | In favor | Opposed | Absent | Abstain |
|------------------|------|-----------------|----------|---------|--------|---------|
| Comm. Bolanowski |      |                 |          |         |        |         |
| Comm. Gonzalez   |      | H               |          |         |        |         |
| Comm. Haborak    |      |                 | E        |         |        |         |
| Comm. Jacobs     |      |                 |          | L       |        |         |
| Comm. Jasko      |      |                 |          |         | D      |         |
| Chairwoman Diaz  |      |                 |          |         |        |         |

R11:13:164 - Resolution Authorizing the execution of Redevelopment Agreement, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1, ET Seq., By and Between The Perth Amboy Redevelopment Agency and Gerdau Ameristeel Perth Amboy, Inc.

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

R11:13:165 - Resolution Accepting Settlement of \$1,000 for Outstanding Escrow Liability of \$1,897 for the Elite Redevelopment Project

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

R11:13:166 - Resolution Authorizing Closed Session Pursuant to the Open Public Meeting Act to Discuss Attorney Client Privilege, Contract Negotiations and Appointment

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

## 11. Public Comment – all PARA matters

Motion to open to public comment on all concerns: Commissioner Bolanowski moved the motion. Commissioner Haborak seconded. All in favor.

### Public Comment:

**Sarah Milon-** Ms. Milon asked for the status on the Landings punch list. Mr. Fehrenbach informed that there are still about 7 outstanding issues. Ms. Milon asked has there been any discussion on the new plan for Landings. Mr. Fehrenbach responded that Landings will be proposing a modification to the redevelopment plan at the next Council Meeting.

**Daniel Santo Pietro** – Resident of 358 Rector informed the commissioners that the SBA Loan has been approved with favorable terms. Mr. Santo Pietro informed there are 2 rooms that are the common area one is a gym and the other a community room that are currently unusable. Mr. Fehrenbach will be looking into this.

**Tracy Jordan** – Ms. Jordan asked what does “do right by Landings mean” Chairwoman Diaz informed that Landings will not proceed with the project until the phase one is up to date. Ms. Jordan asked “what are the plans for the Landings future project and the Naval Reserve Base” Mr. Fehrenbach responded that the developer will be presenting a new plan to the City Council until then he can’t inform what they are at this time however the Naval Reserve Base will have to go since it is in a VE zone, a flood zone affected by wave action.

**Henry Stock** - Mr. Stock asked if Landings is going to build the marina or the parks that were promised. Mr. Fehrenbach informed that there is no agreement at this time and he can’t elaborate on the proposed plan.

**Nick Dispenzerie** - Mr. Dispenzerie asked the commissioners to remember the original plan that included underground parking. He asked how do we consider this Phase 1 to the original phase 1. Mr. Fehrenbach responded “he should ask the developer this question”.

Motion to close the public comment on all concerns: Commissioner Bolanowski moved the motion, Commissioner Gonzalez seconded. All in favor.

## 12. Closed Session

Motion to close Closed Session on attorney client privilege and contract negotiations: Commissioner Gonzalez moved the motion. Commissioner Bolanowski seconded. All in favor.

Motion to open Closed Session on attorney client privilege and contract negotiations: Commissioner **Gonzalez** moved the motion. Commissioner Haborak seconded. All in favor.

## 13. Open Session

Motion to return to Open Session: Commissioner Bolanowski moved the motion. Commissioner Gonzalez seconded. All in favor

14. **Motion to Adjourn** - Commissioner Bolanowski moved and Commissioner Gonzalez seconded the motion to adjourn. All voted in favor of adjourning the meeting.

**Thank you**

Gregory C. Fehrenbach

Acting Executive Director