

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, DECEMBER 3, 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, December 3, 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 - \$ 15,026.70

	Move	2 nd	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			

4. Executive Director's Report :

Mr. Fehrenbach informed the commissioner the following:

Landings @ Harborside – City Council chose not to proceed with an introduction of the Ordinance at this time.

Hobart Plaza – Attorney will provide a report

5. Attorney's Report -

Mr. Anton Lendor, Esq. informed the commissioners negotiated the redeveloper agreement with the developer of Hobart Plaza. Parking agreement was included in the agreement among other attachments.

6. **Engineer’s Report**

Hobart Plaza - Mr. Herits informed the commissioner that they included compact parking. The list of project improvements was expanded. Mr. Herits also gave his opinion on the nice job they did with the stucco and the windows.

ePort - Mr. Herits informed the commissioners that all building where demolished. The developer will reuse the concrete if not contaminated. If contaminated, the concrete will be removed from the site. The battery casings have also been removed and the developer also finished the detention basin.

7. **Public Session** – As related to resolutions R12:13:167 to R12:13:168. The resolutions were read to the public. Commissioner Gonzalez 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.

8. **Resolution**

R12:13:167 - 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

	Move	2 nd	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			

R12:13:168 - Resolution Authorizing Closed Session Pursuant to the Open Public Meeting Act to Discuss Attorney Client Privilege and Contract Negotiations

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	R					
Comm. Gonzalez		E				
Comm. Haborak			M			
Comm. Jacobs				O		
Comm. Jasko					V	
Chairwoman Diaz						E

9. **Public Comment** – all PARA matters

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

Public Comment:

Tracy Jordan (358 Rector Street) – Ms. Jordan asked what Area was affected by the proposal of Amendment to the Focus 2000. Mr. Fehrenbach informed that it only affected Area 2 most of it is South of Washington Street. Mr. Fehrenbach also explained the steps in order to amend the Redevelopment Plan (Focus 2000).

Stanley Sirakowski - Mr. Sirakowski asked procedural question. Who is the final decision maker from sales to rental on the Landings project. Mr. Lender responded without knowing the facts on the project he can't advise who is responsible. Mr. Sirakowski asked "What is the redevelopment agency position on the pending lawsuit" Mr. Fehrenbach responded that the agency is not taking any position but is in receipt of a request for documents and it is in the process of gathering the information.

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

10. **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