

PERTH AMBOY REDEVELOPMENT AGENCY

TUESDAY, August 6, 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, August 6, 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. Recognition – Natasha James-Waldon

4. Bill List I– \$ 739.01 & Bill List II - \$12,819.50 were voted on as one bill list.

	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			

5. Meeting Minutes from July 2, 2013 Meeting

	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			

6. Executive Director's Report :

500 High Street – Environmental issues are holding up the project.

Delaney Homes:

- Doug Dzema presented a brief overview of the project.
- 2011 Developed focus group to develop master planning process.
- The Advisory committee have met five (5) separate times and three (3) community meetings held at the Delaney Homes Property with area residents approximately 70 - 75 people attended.

- At the recommendation of the Advisory Committee the plan was presented.
- NJ HMFA awarded and CDBG Funds offered for Housing
- Hired Ingerman as the Developer for property.
- Expect to Break Ground on 2nd Quarter of 2014.
- Mr. Dzema then explained the current plan of action. Affordable units is phase one. The only one known.
- Discussion of aspects of project.

7. **Attorney's Report** - Mr. Maraziti informed his report will be given at closed session

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

7 Eleven - Solid vinyl fence & (19) to soften border with restaurant

Eport

- They are currently doing environmental work.
- The demolition on the remaining building is scheduled for next week .
- The cut off wall along High Street design is underway.

9. **Public Session** – As related to resolutions R08:13:148 to R08:13:152. The resolutions were read to the public. Commissioner Bolanowski opened the public portion. Commissioner Gonzalez seconded the motion. All approved.

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

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

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

Know one from the Public commented.

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

11. **Closed Session** –

R08:13:152 – RESOLUTION AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS ATTORNEY CLIENT PRIVILEGE

	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			

Motion to return from Closes Session: Commissioner Gonzalez moved the motion, Commissioner Jasko seconded. All in favor.

12. **Resolutions**

R08:13:148 – RESOLUTION AUTHORIZING THE EXECUTION OF A 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, 7 ELEVEN, INC. AND NICOLAS MOTORS, INC.

	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			

Ro8:13:149 - RESOLUTION AUTHORIZING THE EXECUTION OF A CONDITIONAL DESIGNATION AND INTERIM COST AGREEMENT WITH THE HOUSING AUTHORITY OF THE CITY OF PERTH AMBOY INCLUDING PROVISION FOR AN ECROW DEPOSIT TO DEFRAY THE COSTS OF THE PERTH AMBOY REDEVELOPEMENT AGENCY IN THE NEGOTIATION OF A REDEVELOPMENT AGREEMENT

	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			

Ro8:13:150 – RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY (PARA) DECLARING THE PARCEL OF LAND LOCATED AT 1027 STATE STREET (BLOCK 459 LOT 25-26, 51-54 and 78-79) IN THE CITY OF PERTH AMBOY AS SURPLUS PROPERTY AND AUTHORIZING THE SAME FOR SALE

	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			

Ro8:13:151 – RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY APPOINTING GREGORY C. FEHRENBACH, CITY ADMINISTRATOR AS ACTING EXECUTIVE DIRECTOR ON AN INTERIM BASIS, UNTIL A SUCCESSOR IS APPOINTED, WITH NO COMPENSATION

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

Commissioner Bolanoswski asked Mr. Maraziti if the abstentions affect the By law. Maraziti informed that yes and it will be discussed at the next meeting.

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

Thank you

Gregory C. Fehrenbach
Acting Executive Director