

**PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 5, 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, February 5, 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. 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		X			
Comm. Haborak		X	X			
Comm. Jacobs					X	
Comm. James-Waldon			X			
Comm. Jasko			X			
Chairwoman Diaz			X			

4. Meeting Minutes from December 18, 2012

	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			

5. **Meeting Minutes from January 22, 2013**

	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			

6. **Executive Director's Report** - Mr. Fehrenbach was not able to attend the meeting but a written report from Mr. Fehrenbach was delivered to each commissioner addressing 502 Smith Street, the proposed Delaney Homes Redevelopment Area and 500 High Street LLC.

7. **Developer's Presentation:** There was no developer presentation, but there was an Auditor's Presentation. Mr. Robert Butvilla explained that he prepared the audit for PARA as of June 30, 2012. He found that PARA is in accordance with generally accepted accounting principles and the standards applicable to financial audits contained in Governing Auditing Standards.

8. **Attorney's Report**

502 Smith Street - Mr. Brewer explained to Mr. Allan Papp (attorney representing the property owner of 502 Smith St) that even though the Planning Board made an error, the property is still located within the redevelopment area. In order to de-designate the property there must be an analysis done that will answer two questions:

- Why was the property designated to be in the redevelopment area?
- Should it stay?

Mr. Brewer stated that this analysis can take some time in the proximity of 2-3 months, but Chairwoman Diaz and Commissioner Gonzalez requested that it be on the next meeting agenda. Commissioner Gonzalez asked Mr. Brewer if the City Planner can help us with the analysis. Mr. Brewer informed that there is no definition in the redevelopment law and we can use the City Planner. Mr. Papp stated that it would be a good idea to use the City Planner since he is already familiar with the project.

9. **Engineer's Report** – Mr. Herits informed the commissioners that VPGS will commence the demolition on site within the next few months. He also notified that VPGS will be scheduling a site visit with the commissioners to view the property with the site plans for a better understanding of the project.

10. **Public Session** – As related to resolutions R 02:13:130. 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 Gonzalez moved to close the public portion. Commissioner Bolanowski seconded the motion. All approved.

11. **Resolutions**

R 02:13:133 Resolution of the Redevelopment Agency to Accept the Audit

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

12. **Public Comment** – Any PARA matters:

A- Motion to open to public comment on any concern: Commissioner Gonzalez moved the motion. Commissioner James - Waldon seconded. All in favor.

Tracy Jordan 368 Rector Street

- Ms. Jordan addressed the PARA commissioners with concerns regarding the damages to the sea wall, lamp post and signs in the Landings area. Ms. Jordan requested that a letter be sent to Mr. Kushner to investigate and inform PARA of the damages.
- Ms. Jordan asked if the feasibility study is available to be requested by OPRA. Mr. Brewer explained PARA is not able to disclose the information at this time since we are currently in the review process and if released too early, it can compromise the project.
- Ms. Jordan also stated that there was a property at the Admiral building that foreclosed for \$90,000. She explained that this is a very serious situation for the residents, so she is asking help from PARA.

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

13. **Motion to send letter to Mr. Kushner regarding the assessment of damages to the building, sea wall, lamp post and signs from Hurricane Sandy.** Commissioner Gonzalez moved and Commissioner James-Waldon seconded the motion to adjourn. All in favor.

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

Thank you

Mildred Ramos
Interim Board Recording Secretary