

**PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 4, 2014
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, February 4, 2014 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 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	
Comm. Volk	X	
Chairwoman Diaz	X	

3. Reorganization

- **Motion to elect a chairperson - Commissioner Jacobs nominated Mayor Diaz to serve as Chair. Commissioner Bolanowski second.**

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

- **Motion to elect a vice- Chairperson Commissioner Jasko nominated Allan Jacobs to serve as Chair. Commissioner Bolanowski second.**

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

Chairwoman Diaz			X			
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4. Bill List - \$10,419.30

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

5. Meeting Minutes from September 6, 2011

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	****					
Comm. Gonzalez		H				
Comm. Haborak			E			
Comm. Jacobs				L		
Comm. Jasko					D	
Comm. Volk						****
Chairwoman Diaz						****

6. Meeting Minutes from November 12, 2013

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

7. Meeting Minutes from December 3, 2013

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

8. **Executive Director's Report –**

Landings litigation – Will be discussed at closed session

Delaney Homes

- Phase 1 – Residential portion is on the planning board agenda for February 5, 2014.
- Phase 2 – Perth Amboy Housing Authority (PAHA) is planning on hiring a commercial realtor to assistance them to identify a developer. The RFP for a developer has already gone out.
- Phase 3 – PAHA is still seeking a site for the senior building. They are seeking another site that will be more financial feasible.

Ms. Jasko requested a copy of the RFP to be distributed to the board.

9. **Attorney's Report –**

Landings at Harborside - Mr. Maraziti informed the board that he will provide a report regarding the Landing Litigation at closed session.

500 High Street - Mr. Maraziti informed he drove by 500 High Street it looks like work is being done and we need to keep an eye out on the environmental issues on the site.

10. **Engineer's Report-**

Landing at Harborside – Mr. Herits informed the board that the majority of the punch list has been completed.

Eport – Mr. Herits informed the board that despite the weather they have continued to move forward, even working on Sunday's.

- Pad B - All remediation has been completed.
- Pad C - They are removing the surcharge from this area to begin the remediation.
- Pad A – All building are down and they started to remove the foundation and pads. They will recycle the concrete on site.

11. **Public Session –**

As related to resolutions R2:14:169 to R2:14:170. The resolutions were read to the public.

Commissioner _____ Jacobs _____ opened the public portion.

Commissioner _____ Volk _____ seconded the motion. All approved.

Alan Silber resident at 244 Rector Street – stated that he agrees with the option to the limit the time for residents to speak.

Commissioner Bolanowski opened the public portion.
 Commissioner Jacobs seconded the motion. All approved

12. Resolution

R2:14:169 - Resolution Authorizing Adoption of Third Amended Perth Amboy
 Redevelopment Agency Board of Commissioner Bylaws
 (With change to state a maximum of 5 minutes for each person)

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

R2:14:170 - Resolution Authorizing Closed Session Pursuant to the Open Public
 Meeting Act to discuss Attorney client privilege in reference to the Litigation of the
 Landing at Harborside Vs. the City of Perth Amboy and the Perth Amboy
 Redevelopment Agency

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

13. Public Comment – all PARA matters

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

Steve Nascimento resident of Great beads Court – resident asked if there a Licensed
 LSRP for 500 High Street. Mr. Maraziti informed that 500 High Street has not
 provided this information to the board.

Alan Silber resident of Rector Street - Mr. Silber asked how many building are going
 to be built at Delaney Homes, are they income restricted and are Sandy Funds being
 used. Ms. Barrick informed one building; Mr. Maraziti informed that they are going to
 be income restricted. Chairwoman Diaz informed that they are receiving Hurricane
 Sandy Funds but does not know the amount. Chairwoman Diaz also informed that
 she would look into if Sandy Funds are being used and if they will be for Sandy
 displaced families.

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

Commissioner Jacobs excused himself from closed session due to a conflict of interest since he is an owner of a unit at the Landings.

14. **Closed Session**

Motion to enter into closed session: Commissioner Bolanowski moved the motion. Commissioner Jasko seconded. All in favor.

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

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

Thank you

Jillian C. Barrick
Executive Director