

PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY, March 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, March 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. Bill List - \$38,841.75

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

4. Meeting Minutes from September 6, 2011

	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			

5. **Meeting Minutes from February 4, 2014**

	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			

6. **Executive Director's Report –**

500 High Street - Ms. Barrick informed the commissioners that Mr. Fehrenbach received a call today from the owner. He indicated that they received all environmental and will be submitting a copy to PARA and the City Engineer for Review and Approval and he is eager to begin construction.

Landings at Harborside - Initial meeting with Kushner went very well, various issues were put on the table as a starting point. A follow up meeting will take place next week.

Delaney Homes – Copies of RFP were sent out and feedback was received from some of the commissioners for Ms. Barrick to note.

7. **Developer's Presentation** – Mr. Rosengarten informed that he is the owner of a 5.9 acres property located on Block 238 Lot 1 & 3. Mr. Rosengarten informed that the County of Middlesex is under contract with him for the purchase of the property for open space purpose which may include active open space. Ms. Barrick indicated that the County Board of Chosen Freeholders indicated all the need is a resolution indicating that PARA authorizes Mr. Rosengarten to convey Block 238 Lot 1 and 3 to open space.

8. **Attorney's Report** – Mr. Maraziti informed he did not have a report at this time.

9. **Engineer's Report**

E-port Project - Mr. Herits informed the following:

- Pad A- 90% of foundation and slabs has been removed but underground tanks have been found at this location and they are in the process of address it.
- Pad B – Is up to grade and all remediation is done.
- Pad C – They are finishing the surcharge.

They have been installing detention basin and storm sewer on site.

Landings Project– Two items have been added to the punch list: repave Commerce Street and Rector Street and they have to work on the berm.

10. Public Session –

As related to resolutions R3:14:171 to R3:14:173. The resolutions were read to the public.

Commissioner Gonzalez opened the public portion.

Commissioner Volk seconded the motion. All approved.

Tracy Jordan

- Rosengarten resolution is good
- Includes many of the amenities initially included in the Landings project

Steve Nasimento

- He is in support of the park.

Dick Dispensari

- He is in support of the park.

Motion to close.

Commissioner Volk closed the public portion.

Commissioner Bolanowski seconded the motion. All approved

11. Resolution

R3:14:171 - Resolution Authorizing Agreement with Victory Center, LLC Regarding Satisfaction of Escrow Account

	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			
Comm. Volk			X			
Chairwoman Diaz			X			

R:03:14:172 – Resolution Authorizing Barry Rosengarten to Convey Block 238 Lot 1 and 3 to Open Space

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

R3:14:173 - Resolution Authorizing Closed Session Pursuant to the Open Public Meetings Act to Discuss Attorney Client Privilege and Contract Negotiations

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

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

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

Tracy Jordan resident 368 Rector Street:
Report on Punchlist

- Developers Plows Promenade
 - Pavers damaged
- 16 Street Lights on Promenade have been out since Hurricane Sandy

Conversion of Project @Long Branch (pier Village) from apartments to condos

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

13. **Closed Session**

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

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

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

Thank you

Jillian C. Barrick
Executive Director