



PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, November 6, 2014

Special Meeting Agenda

Pursuant to the Open Public Meetings Act, please take notice that a special public meeting of the Perth Amboy Redevelopment Agency will take place on Thursday, November 6, 2014 at 5:30 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. Executive Director's Report - Ms. Hindenlang informed the commissioners of the following:

Attached is a document we received today from the Landings HOA that I'm sharing with you at their request.

The RFPs for the Gateway/Celotex Project are due within two weeks. I will get them out to the board ASAP.

We received the grant from the state for the redevelopment plan. The governing body will award on the Council's second November meeting.

Met with Hampshire Properties to discuss Perth Amboy Self Storage facility. We discussed issues such as lighting, security cameras, ventilation, access, timing of the lights and stormwater. They're preparing language they'd like to see in the redevelopment agreement and then we will review. Additionally, on the City's part, we have submitted a subdivision plan for their review and we are working on a site access agreement for them to begin due diligence. I received the final appraisal today and shared it with Hampshire. It came in at \$718,000. The next steps are for myself and administration to meet with the developer to discuss any issues and a final price.

Because this is a right of way, Council can convey the property to Hampshire via a legislative action.

Spoke with Ali Rada and his team is still pursuing the project. They were scheduling a meeting with the hospital the last time we spoke and are continuing to look for more parking options.

We have some preliminary environmental information in regards to 500 High. It looks like the main issues on site are soil and they can be excavated making the site feasible for residential redevelopment. There are some groundwater concerns that are reportedly due to contamination from neighboring properties. Remediation would require a cap and deed notice. I'm going to meet with Code Enforcement tomorrow to discuss their outstanding concerns and the latest letter we received about the environmental info.

I will try to have the ELT RFP to board for review within the next couple of weeks.

4. **Attorney's Report** – Mr. Maraziti informed the board that he did not have a report
5. **Engineer's Report** – Mr. Herits informed the commissioner that at the meeting with Hampshire and are waiting for them to get back to use with a conceptual plan.
6. **Public Session**

As related to resolutions R11:14:189. The resolutions were read to the public.

Commissioner Jacobs opened the public portion.

Commissioner Gonzalez seconded the motion. All approved.

No one from the public commented on the resolutions

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Jasko seconded the motion. All approved

7. Resolutions

- R:11:14:189 – Resolution Authorizing the Award of a Grant to the City of Perth Amboy for the Preparation of an Updated Redevelopment.

	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			

8. Public Comment – Any PARA matter

As related to Public Comments. The resolutions were read to the public.

Commissioner Jasko opened the public portion.

Commissioner Bolanowski seconded the motion. All approved.

Daniel San Pietro resident of the Landings informed that Falcon is in the process of prepare the report for the outstanding issues at the Landings in addition during the month of February 2015 there will be a litigation with Kushner

Motion to close Public Session.

Commissioner Gonzalez closed the public portion.

Commissioner Jacobs seconded the motion. All approved

9. Motion to Adjourn

Commissioner Bolanowski closed the public portion.

Commissioner Gonzalez seconded the motion. All approved