

**PERTH AMBOY REDEVELOPMENT AGENCY
TUESDAY MAY 6, 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, May 6, 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	

Commissioner Volk came in a after minutes and bill list where approved.

3. Bill List -\$1,569.80

	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			

4. Meeting Minutes – April 1, 2014

	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			

5. **Meeting Minutes – April 24,2014**

	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			

6. **Executive Director’s Report**

2014 Budget – Copy was provided in packet. No questions were asked by the board.

PARA Note - Ms. Barrick is still waiting for information from the Finance Department.

Ms. Barrick recommended that in order to satisfy the debt, PARA should convey the property back to the city in exchange for the principal and interest owed to the City.

Ms. Barrick introduced Ms. Leigh Anne Hindenlang (Annie) to the board and informed that she is the City’s Planner. Ms. Barrick also informed that they have been trying to work with EPA to have the property to be removed from the remediation list since it is an active transfer station.

Financial Disclosure Forms - State is requiring that all forms be filed electronically, a packet will be forward to the board after the meeting.

7. **Developer’s Presentation**

Roberto Dato redevelopment counsel for Delco Development informed they will explain their interest in the Celotex site.

Tom Julianno President of Delco Development – Mr. Julianno operates and owns (5) hotels one is the Hampton Inn in Woodbridge, in addition the Wawa and the Aldi Foods. Mr. Julianno indicated that they have done a lot of redevelopment in the state. They are familiar with remediation. For example the property where the Wawa and Aldi Foods is located was remediated by them. Mr. Julianno indicated that the Celotex site should be mixed and a feasibility study needed to be done. They are currently working on 4 small sites and are looking to develop a larger one. His company has been around 35 years.

Ms. Barrick informed that the property has been under purchase contract with another company for 18 months but does not know when it expires.

Chairwomen Diaz thanked Delco Corporation for their presentation.

8. **Attorney’s Report** – Joan Vos from Maraziti, Falcon and Healey indicated that there is no attorney’s report.

9. **Engineer’s Report**

Report – Mr. Herits indicated that the project is moving along:

- **Pad A** – Water tanks that were found are being removed and excavating substructure
- **Pad B & C** – Finished dynamic compaction and removing the surcharge from pad C to Pad B

In addition, the site work had slowed down due to rain.

502 Smith Street – Received the asbestos abatement and utilities cap demolition permit.

500 High Street - Mr. Arzadi is on board with the requirements and will be moving forward.

10. **Public Session** –

As related to resolutions R05:14:178. The resolutions were read to the public.

Commissioner Bolanowski opened the public portion.

Commissioner Jacobs seconded the motion. All approved.

Motion to close Public Session.

Commissioner Gonzalez closed the public portion.

Commissioner Bolanowski seconded the motion. All approved

11. **Resolution**

R:05:14:178 – Resolution of the Perth Amboy Redevelopment Agency Approving the 2014-2015 Annual Budget

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski			X			
Comm. Gonzalez		X	X			
Comm. Haborak					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 Jasko seconded. All in favor.

Mark Siantek – From M&M Developers has engaged in various contracts with residents in the Celotex area. They will be in contact with Ms. Barrick for a formal presentation.

Mr. Ernest Docks – Resident of the Admiral in the Landings requested an update as to where the City stands with respects to Landings. Mr. Barrick explained that they had a meeting 4weeks ago and not much movement has been made since the last meeting. Mr. Docks asked if the City brought any counter claim towards Kushner. Ms. Barrick informed that not at this time. Comm. Gonzalez informed that the City has passed a resolution to obtain legal counsel.

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

Ms. Barrick added that in reference to the Celotex site she has not yet been in the contact owner and Mr. Fehrenbach and Ms. Hindenlang have also met with them. Ms. Barrick indicated that this site is the gateway to the City and she recommends that the board needs to look into the proper developer and development for this area.

13. **Motion to prepare a RFP for the development for the Celotex Site**
Commissioner Gonzalez moved and Commissioner Bolanowski seconded the motion to adjourn. All voted in favor of adjourning the meeting.
14. **Motion to Adjourn** - Commissioner Jacobs moved and Commissioner Volk seconded the motion to adjourn. All voted in favor of adjourning the meeting.

Thank you

Jillian C. Barrick
Executive Director