



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, August 19, 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 Tuesday, August 19, 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 - \$25,661.58**

	Move	2 <sup>nd</sup>	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			

**4. Meeting Minutes**

June 3, 2014

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

July 1, 2014

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

5. **Developer Presentation**

**Hampshire** – Mr. Andy Norin, attorney, representing Perth Amboy Self Storage LLC. Indicated they are interested in developing the property designated as 900 State Street. Proposal is for a Self Storage Facility in Redevelopment Area 3. They hope to incorporate the city owned property adjacent to the lot. They will need an amendment to the redevelopment plan in order to incorporate trailer & boat storage.

Mr. Engels Senior Project Manager from Hampshire Company that has been around for 90 years. Manage and own over 2 Billion dollars’ worth of companies. Mr. Engels provided the commissioners a presentation of the benefits to the town and them. They provided a design with a five story building and exterior storage for the trailers and boats that are exposed to the elements. This will be a gated site. Mr. Engels provided photos of a storage facility for the City of Bloomfield with an office building look to it and Hackensack that provided a residential feel to the town. In addition, they also provide self storage with an industrial look. They do not anticipate the storage to add high traffic to this area.

6. **Executive Director’s Report** – Informed the commissioners the following:

- **Gateway Redevelopment Area** – RFP went out last week. At least 100 downloads. Many local developers have reached out stating interest including, Harbortown, Hampshire and Viridian. Letters of interest are due in September and final proposals in November.
- **Duane Marine** – The City foreclosed last week. They are wrapping up the upland remediation and I was recently sent the remediation plan for the riparian portion which they hope to start work on in September.
- **Delaney Homes** – They received one proposal about two weeks ago. They’re inquiring the proposer for additional information. Planned commercial use and a sports complex.
- **Redevelopment Plan RFP** – Will be putting out an RFP for professional services in September to do a phase two redevelopment plan to update the visions for the remaining redevelopment areas and add in the train station area.
- **Shoptite** – They will be at the September 2<sup>nd</sup> meeting and a resolution for an interim cost agreement will be on the agenda.

- **Gerdau** – Viridian contacted me to tell me they're still pursuing Gerdau and they'll keep in touch.
- **Landings** – Making some progress. We are hoping they will be submitting a site plan that is acceptable to us the second week in August. If all goes well, we hope to have a closed session discussion with the council on September 22<sup>nd</sup> and see how they respond. Cautiously optimistic.

7. **Attorney's Report** – Mr. Brewer did not have a report at this time.

8. **Engineer's Report** – Mr. Herits informed the commissioners of the following:

**ePort** - The surcharge for Pad B is being moved to Pad C. In Pad A they found an unknown structure with PCBs and are in the process of working on removing them. The installation of the slurry wall is the most challenging for the entire project. Ms. Hindenlang informed that there will be another site visit. Commissioners stated they would like to attend.

**500 High Street** – Still waiting on the environmental reports.

**502 Smith** - Building is almost done and are looking to open next month.

**Landing** - Mr. Hertis met with the attorney regarding the lawsuit.

**Delaney Homes** – For Phase I, all the deed and maps are filed. They are in the process of posting their bonds.

**Hobart** - Gas Company is upgrading their service and a road permit was taken out. Looking to posting their performance bonds.

**Zonning Map** – They are still in the process of finishing up some overlays.

9. **Public Session** (Agenda Items Only)

As related to resolutions R08:14:184 through R08:14:186. The resolutions were read to the public.

Commissioner Gonzalez opened the public portion.

Commissioner Jacobs seconded the motion. All approved.

No one from the public commented on the resolutions

Motion to close Public Session.

Commissioner Gonzalez closed the public portion.

Commissioner Bolanowski seconded the motion. All approved

10. **Resolutions**

R:08:14:184 –Perth Amboy Redevelopment Agency Late Budget Resolution Fiscal Year July 1, 2014 to June 30, 2015

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

R:08:14:185 – Resolution of the Perth Amboy Redevelopment Agency Adopting the 2014 Budget

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

R:08:14:186 – Resolution Authorizing The Transfer to the City of Perth Amboy of Title to Lot 1.03 in Block 93 on the Tax Map of the City of Perth Amboy (with amendment that the property is still within the redevelopment area)

	Move	2 <sup>nd</sup>	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			

11. **Public Comment** – Any PARA matter

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

Commissioner Gonzalez opened the public portion.

Commissioner Haborak seconded the motion. All approved.

**Erick Core** resident of Landings – provided the commissioners with a proposal in the amount of \$37,000 from 2012 that was provided from Kushner attorney that Kushner will be responsible for fixing the bricks that have been removed from the Landings.

**Mr. Dispenzeri** resident of Landings– In regards to the previous mentioned agreement stated by Mr. Core, this was presented to the City Council. Mr.

Dispenzeri informed commissioners that Kushner that straight out lied about their responsibility to the Landings residents.

**Daniel San Pietro** resident of Landings – Asked if they are renegotiating. Ms. Hindenlang informed that they are trying to renegotiate with Landings but there is nothing set in stone at this time. Commissioner Gonzalez informed that the discussion they are having are with future negotiations. But the issues that the Landings residents mention has been discussed. There is an understanding that the Associations are suing Kushner to resolve the resident issues and they hope this is resolved as soon as possible.

Motion to close Public Session.

Commissioner Jacobs closed the public portion.

Commissioner Bolanoswki seconded the motion. All approved

12. **Motion to Adjourn**

Commissioner Gonzalez closed the public portion.

Commissioner Bolanowski seconded the motion. All approved