



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, September 1, 2015 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. Jacobs	X	
Comm. Jasko	X	
Comm. Pabon		X
Chairwoman Diaz	X	

3. Bill List – \$42,236.16

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

4. Meeting Minutes

September 1, 2015 – Regular Meeting

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Bolanowski	X		X			
Comm. Jacobs		X	X			
Comm. Jasko			X			
Comm. Pabon					X	
Chairwoman			X			

Diaz						
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August 4, 2015 – Closed Session Meeting Minutes

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

5. **Developer’s Presentation**

Convery Complex

Jonathan Clemente and Greg Olman (architect from Menlo Engineering) presented. Olman proposed for a 5,400 square foot pad on an 8.6 acre parcel. This is a permitted use in a S1-A Redevelopment Area, which is a mostly developed site with tenants. Mr. Olman stated that the site is very developed and the Shop-Rite exists on the southwest corner of the site. He stated that as of today, there are 374 parking spots with 15 being ADA accessible.

Mr. Olman proposed for a 5400 square foot pad on the northeast corner, a one story building with loading and trash on the southern end of the building, one free standing project, shrub plantings on the south side of the building, and additional shade trees with new islands. Repurposing will be about 88%.

Mr. Olman stated that they are proposing for a triangular part of the property, about 0.26 acres, to be repurposed. They also would like pedestrian access to be added from Convery to the site. Mr. Olman stated that the current plan has no variances.

Mr. Clemente stated that the anchor tenant does not like the reconfiguration because their entrance is directly across from the main entrance and would likely be impacted by slightly changing the entrance location. Mr. Clemente asked the board if they could support the proposal. Effort from last year was abandoned and Mr. Clemente stated that if the Board would be able to support the triangular part to be removed, it would move the entrance by 50 feet.

Commissioner Herits asked about the variance and Mr. Olman stated that it is about 67.9 feet.

Mr. Maraziti stated that if the language is in the original plan then they could proceed with the variance. Mr. Maraziti said that it is up to the planning board on what to do. Clemente stated that the triangular portion is not permitted use and Mr. Maraziti stated

that it would not be a problem to move forward and that it could be factored into the original plan. Mr. Maraziti asked for further details for the plans, including landscaping.

The Executive Director stated that the DOT is replacing the bridge by Convery and looking to talk to property owners which might be of interest to Mr. Clemente.

Mr. Francis Gemlen stated that he subtly increased the size of the building since last year. It has the same façade but the first section panel was pulled back by one foot. West side is glass and north side is an aluminum base with stucco elsewhere. Mr. Clemente stated that Mr. Gemlen would submit a landscaping plan.

Mr. Perragano stated that he has three tenants, first floor is of the existing tenant H&R Block, middle tenant is a Wing Stop, and the third tenant located on the far right would be a GNC. They will be 1800 feet each and no drive-ups, just walk-ups. Mr. Perragano stated that in the past, landscaping, trees, bushes, etc. have been stolen and no one seems to want to steal rocks as far as landscaping is concerned.

Mr. Clemente stated that the traffic consultant's report was submitted and the traffic consultant was unable to be there. Mr. Clemente stated that the traffic council stated that they didn't need to change anything in regards to traffic in that particular location.

Benn Focanno was representing Shop-Rite. Mr. Focanno stated that they are not opposed to the build, but they are opposed to the location because of entrance and loss of parking.

Councilwoman Diaz asked Mr. Perragano if the thefts were reported to the police department and Mr. Perragano stated, "Yes, overnight parking, vandalizing, and stealing were reported." Perragano stated that some of the landscaping items were chained down and the theft seemed to have subsided, but it was still occurring.

Mr. Maraziti asked for a revised description and that a landscaping update would be needed for review by the Executive Director and Engineer Herits.

Councilwoman Diaz asked to see the design in regards to stairs, landscaping, designs, and exact locations.

500 High Street

Mr. Otlowski was asked by the Executive Director for a brief presentation on the status of the 500 High Street project. Mr. Otlowski stated that since the last time he spoke about the environmental problems, LSRP drafted plans for remediation of the site. The LSRP has been in constant contact with some bidders. Three bids were submitted, with the lowest bid being \$10K and highest no more than \$20K. Mr. Otlowski stated that he was surprised to find that the bids were not costly. Bids came in on Thursday and one of the three will be picked, not necessarily the lowest. According to the LSRP, through certified mail, need to contact the surrounding sites and the posting must be done 14 days prior to the remediation. Remediation is submitted in documents. It is a short

period of time and should only take about a week. Everything could be done by late October.

Ms. Michelle Sandrick spoke on the construction aspect of the project. She stated that the timeline for construction is, initially, 4-6 week period of soil and environmental assessment, then construction can begin.

Mr. Otlowski stated that building plans were not submitted.

Mr. Maraziti recommended an update for dates and building plans during the posting time of 14 days. Mr. Maraziti requested any changes in what would be built going forward and if there are any changes envisioned, for it to be put in front of PARA.

The Executive Director stated that once excavation occurs and has taken place, then they need to send it out to be reviewed by different companies, based on how dirty the soil is, to be cleaned.

Councilwoman Diaz asked for Mr. Otlowski to keep in touch and to keep the Executive Director updated.

6. Executive Director's Report

We will be moving forward with developing a redevelopment agreement for ePort II after the transfer is complete on ePort I. We have received final executed agreements for the transfer. Closing is expected to take place before September 15th. Then we will begin final site development discussions with Bridge.

We conducted outreach sessions, sites visits and property owner meetings over the last month for the redevelopment plan update. We've made a lot of progress and preliminary findings will be presented at the third steering committee meeting planned for September 25th.

Manny Patel closed on the Celotex property, so Viridian is working on either partnering with him or buying him out. I am setting up a meeting with several potential partners to hopefully hammer out a final site plan. The Gateway area will also be the subject of two Mayor's Institute workshops for design, planning and development recommendations.

The survey for the City owned property next to King High Garage is completed. Next is the appraisal. After that I will put out an RFP to designate a developer.

The City and Kushner have not made any new progress since the last meeting.

We have almost finalized all the dedications for the Connector Road. We have not been able to reach the Board of Education or the Moose Lodge for finalizing dedications. We are looking at our options for next steps.

We are finalizing the redevelopment agreement with Perth Amboy Self Storage while they finalize their due diligence on the City owned property.

7. Engineer's Report

Mr. Herits informed the board that if you drove past ePort, nothing is going on. It looks nice, but evident that there is no construction while a smooth transition to Viridian occurs.

Mr. Herits stated that the Delaney buildings are framed and started to be enclosed and looking nice.

500 High and Landings – nothing has been going on with them.

Hobart: Leasing – Mr. Herits stated that the building looks good and parking lot looks good.

Commissioner Jasko asked about updates on the school by Delaney Homes.

Councilwoman Diaz stated in May that Delaney Homes were granted an extension to the end of September and hope they came to a resolution because there has been a lot of interest.

8. Attorney's Report – Mr. Maraziti informed the following:

Indicated that they have been working on redevelopment agreements. On September 1st they had sent a letter to the DCA in regards to questions on PARA's composition and the legality. He stated that NJFOG issued a complaint that wasn't in compliance with the statute for PARA in regards to a Mayor, Councilman, and Municipal Clerk on the board. He stated that a superficial reading would imply that the board had won a case in that particular issue a number of years ago in the trial plaza in regards to Kings Plaza. A recent case related to Kings Plaza and another case in appellate confirmed that in regards to another Redevelopment Agency. So, we have no more issues and he had the letters to hand out.

9. Public Session (Agenda Items Only)

Commissioner Bolanowski opened the public portion.

Commissioner Jasko seconded the motion. All approved.

Motion to close Public Session.

Commissioner Bolanowski closed the public portion.

Commissioner Jacobs seconded the motion. All approved

10. Resolution

R:09:15:17 – PERTH AMBOY REDEVELOPMENT AGENCY LATE BUDGET RESOLUTION FISCAL YEAR JULY 1, 2015 TO JUNE 30, 2016

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

11. **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.

Motion to close Public Session.

Commissioner Jacobs closed the public portion.

Commissioner Bolanowski seconded the motion. All approved

12. **Motion to Adjourn**

Commissioner Bolanowski closed the public portion.

Commissioner Jacobs seconded the motion. All approved