



PERTH AMBOY REDEVELOPMENT AGENCY

Thursday, November 5, 2015

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 Thursday, November 5, 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. Giron	X	
Comm. Jacobs	X	
Comm. Jasko		X
Comm. Pabon		X
Comm. Rosa		X
Chairperson Diaz	X	

3. Bill List - \$16,324.32

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

4. Meeting Minutes

- o Meeting Minutes for October 6, 2015

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

o Closed Session Meeting Minutes for October 6, 2015

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

5. **Developer’s Presentation – Amboy Car Wash**

Anne Babineau from Wilentz, Goldman & Spitzer on behalf of Smith Street Realty, LLC: A company that has been formed by Mr. DeCosta and Mr. Biera, the two owners of the car wash on the corner of Smith Street and Convery Boulevard. Application and PowerPoint presentation given to talk about the property on that corner that will in fact provide a gateway coming off that structure from the Rt. 35 bridge that we think will be quite attractive as well as a gateway structure to work with the city to announce they have entered the city. We are here to introduce ourselves and have a preliminary concept plan we will work with staff on, have provided as a working plan that will lead to site plan with Planning Board as well as, an application before you for approval.

Smith Street is a brand new entity for this venture, asked owners to stand; they have been long time owners and operated a car wash throughout metro region; idea of renewal projects comes from experiences doing projects in many other places throughout the region, such as Elizabeth and Newark. If you recall the last time you were there a new car wash on MacArthur Highway is in fact a product of their work. When you are looking for someone to be a developer for you, there are two things that we look for in a developer, those are: (1) experience on comparable projects and (2) financial capability. We have a letter from Crown Bank expressing interest in the project. We are in a preliminary stage, but are far enough where we have proceeded far enough along to show that this is more than a dream and am proud to say that the board and our presentation tonight evidences the willingness and interest of Wawa to be a part of this project. We have cleared their expression of interest.

As you know, this site has been, for a long time, in the redevelopment plan area and has not moved forward. There is discussion about issuing an RFP and we have and there is a vacant building which would address vacant water building and house. We would be committing ourselves to implementing the redevelopment plan because we own the vacant area all the way to Morris. Project does not involve condemnation and developer has ownership of most of the site, we have the vacant house next door, and the City-owned piece behind it.

Darell Alvarez from Camito & Associates working with a very experienced broker-Marta Villa who is from CV Richard Ellis and she has experience with the market and bringing quality entities involved and to the table. She is primarily responsible for putting together the PowerPoint. Engineering and traffic control will be overseen by Dynamic because they have extensive experience with Wawa and tonight we have Mark Whittaker with us, from Dynamic. As I mentioned that the outside we are dealing with seasoned professionals when dealing with these

kinds of businesses. We are dealing with an owner that has owned and operated a regional chain of car washes throughout New Jersey and New York. He has owned and operated over 14 units over the past 20 years and will describe the locations of those throughout the Metropolitan area. In the past he has had to deal with environmental conditions and has experience remediating properties and managing them from underground storage tanks to more serious problems. If there are any problems found at the City properties then there will be professionals called. Professionals would be engaged through Dynamic and others as necessary. The next bullet describes the professional team in regards to doing a redevelopment agreement and a PILOT may or may not be required according to the financial circumstances. Lastly, the applicant has the financial capacity to undertake the project. They cannot say at this point, they have a good track record and loan history with the Crown Bank. There has been a 10 year relationship with the bank including substantial equity investment in excess of 25% of the project.

Some of their descriptions of their current holdings continue on to the next page. [Summary on page 8 of section B of presentation.] Recognize that the property is located in Area 1 of the Redevelopment Plan and after review we have determined that we would need two amendments in the Redevelopment Plan. At present, not an allowable use and an amendment to redevelopment agreement for car wash and gas station's there will also be some modification of setback. The property across the street is not full service and we would need an amendment as the car wash would not be full service. A fully compliant project before the Planning Board to be a compliant project is the target for site plan review. As you know, this site is a very visible intersection with high traffic volume. Traffic counts are reaching 20,000 on Convery Blvd and the applicant is hoping to relocate the car wash to open up the corner for a more visible and attractive building in the way of the Wawa for the service island and the service station. Wawa is a national tenant and is interested in making this investment in Perth Amboy. The project would require the acquisition of the parcel next door and a piece of the city-owned property. The piece to be acquired from the City would be easier. As I mentioned, the description for the ideas for a gateway structure will be left for the architect, but we would like to collaborate with the City with that. In conclusion, we would be improving the view, there would be a creation of 55-60 new jobs, retaining a job existence within the town, history of success on the site, and we would be creating a new ratable, taking the city-owned property and vacant property and turning it into a productive site.

Mario Locasta has been living in Perth Amboy since 1997 and has extensive experience on NY/NJ Arch. The building proposed here is almost identical to Newark as the applicant has done many similar projects with Mario. Applicant brings a unique approach with a very attractive building that is spacious and clean and understands sharing a wash tunnel. It will be a family-run and owned business. Doing these similar projects in other areas have gotten approved and have received financing. Equity would be invested in this project, as well. It is much easier to invest in a car wash, in comparison to 20 years ago, stated Mr. Locasta.

Architect, Darrel Alvarez, brought rendering of the project to explain to the PARA Board. Car Wash area adjacent has a Jiffy-Lube type area. The actual floor plan of the building has one exception with the car wash, adjacent area, and there will also be office space located adjacent, and lastly, Jiffy-Lube. There will be a unique experience to the car wash, unique facility with marble floors, place to sit, open space, to relax, it will be clean, and extremely spacious. Entire front area will be opened up to be more spacious and will be kept clean because it is viewable to the public. Another building was shown, but retains the same image as the other car washes in

other areas. Whether there will be marble or brick for the front will be discussed at a later time, but the way that the car wash is projected to the clients is very professional and clean.

Commissioner Jacobs stated and asked "that appears to be a second floor, is there?" Alvarez stated, "Yes, on this building for storage and not used for anything else." Commissioner Jacobs also asked if it was a new building and where would it be built in relation to the old car wash. Alvarez stated that the building is new and the car wash would be moved back by 50 feet. It would allow the WaWa to be the featured element once coming in to the city since it is a national element. Vision is to have a gateway sign in front of it and be monumental at the corner with some landscape to allow for the visual element behind it to be able to be seen. The intersection will be kept clean and visible. Size and verbage will all be discussed at a later time. Secondary entrance was explained by Alvarez per the diagrams. Commissioner Giron asked, "Dynamic will address any environmental issues that may arise?" Alvarez stated, "Yes". Councilwoman Diaz: Can I see the rendering of the one that wasn't built? Alvarez showed the diagram on 47-57 Pennington Street in Newark, NJ. Stated that it would have been a major expense to build a quality facility in that area. Commissioner Bolanowski: do you feel you're going to have enough parking space and safety for those residents coming down Convery?" Alvarez stated that he believes so because you're going to be able to que all around and there will be a double lane. Commissioner Bolanowski: "Is the car wash going to be tenant-driven?" Alvarez stated that there would be tenants that would be available at the front, but they will not drive the car through the car wash but they will drive it up to the front of the entrance of the car wash. The mechanics of the car wash will drive it through. Alvarez stated that the system that will be used to pull the water will be replaced. Commissioner Bolanowski asked that the police range that is behind the water, will it be closed off? Babineau stated that that is going to be one of the details that will have to be worked out. Barriers for safety will also be put in for queing.

Engineer, Mark Whittaker, director in firm of Dynamic Engineering. Have been practicing since 1998 and have been working for Wawa for the last 13 years for all the renovations, which is nearly 600 stores. We have civil, geotechnical, and traffic engineering. We have 6 offices, one in PA, and another in TX. Licensed in over 20 states and primarily focus on commercial and real estate. Accustomed to putting up with old gas stations that have left behind environmental issues. Also have 9 years in environmental engineering. Work directly with NJDEP to address any questions that may arise as a result. The newest prototype is 5,000 square feet and will only really be for diesel cars seen on the road. Front entrance only store which will face Rt 35 and Convery Blvd. Perimeter parking will range about 50 parking spaces behind on to Smith Street. This is a very typical Wawa layout and meshes well with the car wash. Also propose full access on Smith Street and working on Rt 35 street access. If you have any particular questions in regard to the Wawa

Commissioner Bolanowski are you expecting to provide the electric? Whittaker said that that is currently not something that is being proposed. Heritz asked if met with DOT. Whittaker stated that we have not met with them yet, but do plan on doing so because understand that it is a high-traffic area. Understand that it will be a challenge. Herits: Is there some flexibility to the façade? Whittaker: there is some flexibility and will enhance the attractiveness of the area and the store. Herits: will the car wash match the Wawa? Whittaker: still working on that.

Babineau stated that in conclusion we would like to look for a conditional designation for a period of time before we appear before the board and working out the conditions of redevelopment agreement and would like your support in pursuing the changes of the

redevelopment agreement. Herits: will your planner be submitting amendments to the commission? Babinea: I am sure we will be submitting the suggested amendments and provide language to modify any language.

Mayor would like to run it by the Commissioners. Bolanowski: as long as Maraziti is okay. Maraziti: we would need the follow-up documents. If you generally incline to go forward, the process we follow you would then ask me to prepare a conditional agreement to present at the next PARA meeting that para is designating the applicant as the conditional redeveloper for a limited period of time for the details we heard tonight. During that time there would be an escrow deposit and we would have all the details prepared aesthetically and we would be talking about how you deal with the range that is next door and all those issues would have to be worked out during that time. The redevelopment plan would have to be adopted by the city and the city would be subject to an acquisition but that would have to go before the board and all of that would be a condition to proceed before the city board before proceeding. These are the major issues we would like to focus on.

Pabon stated that he is impressed with what has been presented. What you are proposing is 10 times better than what is currently there and I think that that is very impressive and I hope that we all agree to this and I hope that we all do this quickly. It will beautify that area and if the plans come out the way it should it would be a benefit to you and the City. Mayor stated that working on the necessary documents we could get this going and make sure that there will be a conversation with our Business Administrator and Annie so that we are working at the same time and together so we can proceed.

Jacobs: Just a little bit to the west of the site, whether it would make any sense to expand the project to include that piece? Mayor stated that that area is still utilizing that area and that would be a further conversation but we are working to get that conditional designation and move from there.

Babineau: if there is any information to the property that sits to the west that would be looked at depending on whatever you propose and information you provide. If you support an amendment to the redevelopment plan that would be a serious push in the right direction. Maraziti stated that that cannot happen until there is an agreement to ensure a sale and development. Because the plan amendment is very specific, we want to make sure that we are all on board with those specifics before the plan is amended.

Babineau stated that going to PARA and then the governing body would take up some time and money and there is a downside to moving quickly in both places but we can work on expediting the process. Maraziti: price terms need to be acceptable and reviewed. That site is in a redevelopment area and is subject to a negotiation process and we used to own that site. Babineau, having the municipality transfer the site to the redevelopment agency and go from there as it has been done in other areas. Maraziti: will the city be willing to hold on to the site or let go of it. Councilwoman: seriously considering it and will be in touch.

6. Executive Director's Report

Bridge has mobilized on ePort Phase I. There was a groundbreaking early this week that was very successful and well attended. I appreciate those of you who could make it taking the time out of your day.

The large brick ASARCO building will be coming down in the next two to three weeks on ePort Phase II, along with two other small buildings. The façade will be saved to be used back on site. My plan is to set up negotiations for the redevelopment agreement in early December to give Bridge a little time to settle in on Phase I.

I've heard a lot of good things about Hobart Plaza.

We are hoping to have a draft of the redevelopment plan and investigation of the expanded redevelopment area for review by the third week of November. I will share the draft documents for your review, and hopefully some of you will be able to make it to the steering committee meeting that week. Early indications suggest that we will be able to designate the new redevelopment properties.

Tate and I have been hammering down on a concept plan and getting a good grasp on an acquisition plan for Gateway. Our plan is to have his group present the concept plan in December for PARA.

I've got the appraisal for the City owned land next to King High underway. My office will be hiring an additional staff planner in the next couple of weeks. Until then, I'll be swamped with Gateway, ePort and the plan updates. I'm hoping to finish the RFP for King High, the property at Buckingham and High, and the RFQ for the Public Works facility in December after I've gotten a little more staff support.

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

The attorney provided for me the attached schedule for the remaining work at 500 High Street. I will make sure to inform Mr. Arzadi that moving forward this schedule has to be adhered to. Does anyone have any concerns with what is proposed?

We have almost finalized all the dedications for the Connector Road. The Board of Education decided to not move on the dedication, and is now requesting that I come present to them to explain in detail the project on the 19th. The County Engineer is looking into reopening the contract with T&M to finalize designs.

As I mentioned at the last meeting, significant contamination issues came up on the City owned property that PASS is looking to purchase. We are meeting with the DEP on November 10th to see how we can address the issues to keep the project going.

Convery Complex has submitted the plans according to what was previously discussed and approved. There's a resolution authorizing the execution of a redevelopment agreement for the project on today's agenda.

The Washington Street project is making progress on a parking report and is considering options to address your concerns. The ordinance allowing the permitted parking at the Public Safety

Complex was introduced last week at the council meeting. They will be presenting before the board in December for approval.

7. Engineer’s Report

Concessions from School Board regarding the connector road. There was a lot of thought that went into that. Biggest building along the corner for the ePort site. Convery Center there were a lot of emails going back and forth. The Landings: all the lights are working from the Yacht Club all the way to the Landings. There is a lamp post that has been missing by the townhomes (Annie) there are benches that are raised and the board is completely raised and people are always moving it around. High Street – remediation beginning next week.

8. Attorney’s Report

Well I have to say that after years of agony and worry the groundbreaking was amazing. Things fell into place once the city was off the hook for \$25 million. Bridge area has been demolished and there was a new shopping center that went up overnight. Report is to say that I am very proud and privileged to be working with you all. Convery is next on the agenda. Documents had to be finalized and that is now all finished.

9. Public Session (Agenda Items Only)

	Move	2 nd
Comm. Bolanowski		
Comm. Giron		X
Comm. Jacobs	X	
Comm. Jasko		
Comm. Pabon		
Comm. Rosa		
Chairperson Diaz		

	Move	2 nd
Comm. Bolanowski		
Comm. Giron		X
Comm. Jacobs	X	
Comm. Jasko		
Comm. Pabon		
Comm. Rosa		
Chairperson Diaz		

10. Resolutions

R: 11:15:21 Resolution Authorizing the Execution of a Redevelopment Agreement, Pursuant to the Local Development and Housing Law, NJSA 40A:12A-1, et seq., by and between the Perth Amboy Redevelopment Agency and Convery Complex Holdings, LLC.

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

11. **Public Comment** (Any PARA Matter)

	Move	2 nd
Comm. Bolanowski		
Comm. Giron		
Comm. Jacobs	X	
Comm. Jasko		
Comm. Pabon		X
Comm. Rosa		
Chairperson Diaz		

	Move	2 nd
Comm. Bolanowski		
Comm. Giron		
Comm. Jacobs	X	
Comm. Jasko		
Comm. Pabon		X
Comm. Rosa		
Chairperson Diaz		

12. **Motion to Adjourn**

	Move	2 nd
Comm. Bolanowski		X
Comm. Giron		
Comm. Jacobs		
Comm. Jasko		
Comm. Pabon	X	
Comm. Rosa		
Chairperson Diaz		