



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, January 19, 2016

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, January 19, 2016 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. Reorganization

- Election of Chairperson and Vice-Chairperson
- Nominations: Al Jacobs nominated Wilda Diaz for Chairperson.

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

- Nominations: Elaine Jasko nominated Al Jacobs as Vice Chairperson.

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

Comm. Rosa			X			
Chairperson Diaz					X	

4. **Bill List - \$1,759.50**

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

5. **Meeting Minutes**

- o Meeting Minutes for December 1, 2015

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

6. **Developer’s Presentation** – Presentation from Mr. Trujjio with ETC Management, Inc. on his Riverwalk Crossing project.

C. Joseph Smith, Architect and Licensed Planner in NJ: Working with Mr. Trujjio on this project for several months. It is a resident village facing Raritan River; 48 units per acre with the options of one, two or three bedroom and it will be a special use district. Due to its proximity to the river and access, it will be an ideal location which has been vacant for 23 years. In 2006 it was sold to Mr. Trujjio of ETC but was not developed previously because of the state of the economy and they’ve resolved the clean-up and manageable issues on site. They have also developed within the guidelines of the special district. They want it to be marketable and within the wish list of something the city can be proud of. They want to develop a streetscape along Patterson to develop a human-scale redevelopment of three stories on the north, four stories on the south of Patterson; 1-2 provided where one is required.

You can reach the site without going through downtown and it is named after its accessibility to the existing Riverwalk. It is within the transit district and transit village designation which will be ideal for renters and those who not rely on cars; proposing a sustainable plan that the engineer will explain, maintaining walkways and wetlands, 60 on street parking for visitors. It is not a special development, but has been a vision since Mr. Trujjio bought properties. He will manage the project through ETC management and will be a great addition. Will dedicate corner of Meade and Patterson with a small park for neighborhood. There will also be on-site management for the development, three buildings will have covered parking, 445 units, on 9.91 acres.

Commissioner Bolanowski: "Will it be next to Dino Park?" Mr. Trujjio: "Wetland in between".
Commissioner Jacobs: "Where will building 11 and 10 (parking) be located?" Smith:
"Underneath". Commissioner Jasko: "Will it be low income?" Mr. Trujjio: "No". Maraziti: "It will
be a mix of 175 one bedroom, 236 two bedroom and 34 three bedrooms; that may vary as we
finesse the plan; they added more two bedroom because they have a multiple years wait list on
two bedrooms based on his portfolio; above the minimum standards for use; two bathrooms in
the two bedroom; washer/dryer in unit". Commissioner Bolanowski: "Children on your wait list?"
Smith: "Yes". Commissioner Jasko: "Are current list Perth Amboy residents?" Mr. Trujjio: "Not
sure, but probably". Commissioner Jasko: "Are people on the list low income?" Mr. Trujjio:
"Some - people making less than \$44K per person". Commissioner Rosa: "What's your vision?"
Mr. Trujjio: "My father and I used to work at Cheeseborough Ponds and over the years we've tried
several things and they've spent \$3 million on all the approvals and this is the best possible use".
Commissioner Bolanowski: "Will it bring important ratable and are you proposing amenities?" Mr.
Trujjio: "Yes, a gym and management office".

Commissioner Jasko: Will there be an account for truck traffic?" Mr. Trujjio: "In the upcoming
years I see similar use happening to the road as on Gerdaue; especially with what's going on at
Gateway, this will open up the air for redevelopment. In regards to trucks, this site is used next to
the water where Cornucopia is. The wetland is traversed by CSO and water lines. Cheeseborough
opened in 1903, was demolished in 1993 and been empty ever since. It was split by PARA; a lot of
environmental work was done with IGI and EPA because of PCBs. The final use has been holding
up cleanup, but since then a lot of the approvals have been made. We are ready to implement
the plan, but with a deed notice-property is capped by buildings and parking. PCBs will be
excavated and diluted through reposition; nothing prevents the site from being constructed as
planned. We will make use of existing infrastructure and will work with the engineer to manage
storm water. Once we have site plan approval we can begin the clear up.

Commissioner Jacobs: "Will there be active groundwater pumping?" Mr. Trujjio: "Yes, that was
because of aquifers but that was added 10 years ago; excavating floating product will get a CEA
for groundwater". Commissioner Jacobs: "RAWP?" Mr. Trujjio: "Yes, but it needs to be modified
from industrial to residential; we did additional testing that shaved less excavation needed".
Commissioner Jacobs: "CSOs in area?" Mr. Trujjio: Yes, there's a large CSO in the area. That will
be part of our stormwater management. There are three major culprits - two major waterlines
coming through and we are aware we have to follow LTCP". Commissioner Bolanowski: "Will
there be none and maintenance regulations?" Mr. Trujjio: "Yes, with existing MWs some will be
removed, others will remain; will be monitored and maintained. For this site the type of
contaminants are not volatized so vapor intrusion shouldn't be an issue but with a cap you have
to have passive venting system". Commissioner Jasko: "Will you have views or need permits?" Mr.
Trujjio: "We only need a wetland permit. Commissioner Jasko: "You didn't consider for sale?"
Mr. Trujjio: "We don't think that market will be here for a while and would cost more to build
than what we could get for it; 450 units 1% vacancy; anything else?" Smith: "If the board is in
favor how do we proceed?" Maraziti: "Next step would be conditional designation and cost
agreement; creating designation and work exclusively; and deposit for 90 days; to hammer unit
details; pre sub form to develop ICA; there's a favorable census to move forward".

7. **Executive Director's Report**

Bridge has started the foundations for the first two buildings on **ePort Phase I**. Mr. Herits will provide a summary of the pre-construction meeting. They have not submitted their application to the City yet for a PILOT, but should be doing so in the next month. They've begun talking to potential tenants and are still on schedule to have them ready by the end of summer.

Two small building on the southwest corner of **ePort Phase II** was taken down in December. The large brick ASARCO building has started coming down. The façade won't be saved because of the approach they took trying to remove the signage. They should have the entire original building down by the end of the month. They're planning to have the large unattractive building on the southwest corner taken down in March, which we will have a press event to commemorate. On today's agenda is an extension of the conditional designation for Bridge to allow them to resolve a few more items related to their contract purchase with ELT, the current site owner.

The investigation report for the new redevelopment area has been completed. We will likely be presenting it to the planning board in March. The redevelopment plan update is in its final draft form and I will be sending copies to you shortly for review.

Tate is expected to close on the Celotex property this week for the **Gateway Redevelopment Area**. The original owners are retaining four acres to develop themselves with the understanding that they must get both Tate's and PARA's approval before developing anything. We are meeting with representatives from various state agencies on the 21st to review financing, bond, incentive and grant opportunities to finalize the budget for the site. We are still working towards a May opening for Fieldstation Dinosaur. With the current schedule, Tate should be returning to present to the board for final designation in March.

A developer will be coming before PARA in February to present on a residential project they'd like to do on a portion of the **Sayre Ave** redevelopment area.

My plan is to have the RFP for the **King High Garage** site out to RFP the first of February at the latest.

Kushner has dropped their suit against the City in an effort to move the project along. They will be coming before PARA with their proposed plan to develop a residential project on the **Landings** site in the near future.

Cleanup is underway on **500 High Street**. On today's agenda is the amendment for the new project schedule.

We still do not have dedication from the Board of Education for the **Connector Road**. The BA and City Attorney are supposed to be resolving this. The City Engineer and I have a requested a meeting with the County Engineer to go over the project.

As I mentioned at the last meeting, significant contamination issues came up on the City owned property that **Perth Amboy Self Storage** is looking to purchase. We haven't made any progress to date on resolving the issue but are hoping to by the end of the month.

Convery Complex is going before the Planning Board in February to present their project.

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.

The Housing Authority and School Board have some to an agreement on the purchase price for **Delaney Homes**. It not has to receive HUD and EDA approval to be finalized.

8. Attorney’s Report

Mr. Brewer informed the board that he had nothing new to report.

9. Engineer’s Report

Attended ePort pre-construction meeting. There were 20 people there including attorney representatives and Premiere; promised them a copy of their schedule which they’ll share soon. Almost done with perimeter of first building then moving inside (Pad A) still in process of installing mini piles of pad C; they have cameras on a link to watch construction; rental on one of retail for Hobart; site is looking vibrant.

Delaney: just need good weather for site work, buildings are up.

Convery: Attorney had issue with bulk table of a 50 foot max between buildings and he gave an opinion that he think it’s irrelevant.

10. Public Session (Agenda Items Only)

Motion to open the public portion as it relates to agenda items:

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

Motion to close the public portion as it relates to agenda items:

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

11. Resolutions

R: 01:16:01 RESOLUTION AUTHORIZING AN AMENDMENT EXTENDING THE CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND BRIDGE REDEVELOPMENT PARTNERS

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

R: 01:16:02 RESOLUTION AUTHORIZING AN AMENDMENT EXTENDING THE CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND VIRIDIAN LAND INVESTMENT PARTNERS, LLC

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

R: 01:16:03 RESOLUTION AUTHORIZING THE AMENDMENT OF THE REDEVELOPMENT AGREEMENT BETWEEN PERTH AMBOY REDEVELOPMENT AGENCY AND 500 HIGH STREET LLC, DATED JULY 6, 2010, TO REVISE THE PROJECT SCHEDULE

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

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

Motion to open to public comment on all PARA matters:

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

Lisette Lebron stated that at 228 Water Street: "Are we asking any of the development programs to conduct resident surveys? Hindenlang: "Yes, through the permitting process with DEP". Lebron: "Who are they targeting for residents? Jacobs: "From the presentation, it seems they're marketing to existing residents." Lebron: "Mr. Trujjio said most on list were Perth Amboy residents. In terms of new development, will it aggregate current CSOs? Will they be regular to address?" Hindenlang: "It will be promoting employment opportunities for the site. Standard redevelopment agreement requires the first source as employment for projects to promote development of employment. The park is part of the amenities which are open to the public. Lebron: "Are you concerned that you will be promoting gentrification?" Hindenlang: "Gentrification is a trend to push out existing residents, but we will be promoting employment opportunities and living spaces for existing residents."

Motion to close the public comment session on all PARA matters:

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

13. Motion to Adjourn

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