



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, September 14, 2021

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, September 14, 2021, at 6:00 pm to be hosted on the ZOOM online conference service. Notices of this meeting have been sent to the Home News Tribune, The Star Ledger and posted in the City Clerk's Office, on the Perth Amboy Redevelopment Agency's webpage on the City's website, and on the door of City Hall.

1. Salute to the Flag

2. Roll Call

	Present	Absent
Comm. Gonzalez	X	
Council Member Morales	X	
Comm. Santana	X	
Comm. Uhlmann	X	
Comm. Velez	X	
Comm. Young	X	
Chairperson Rosa	X	

3. Bill List:

- August: \$41,550.84

Motion to approve the bill list

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez		X	X			
Council Member Morales	X		X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez					X	
Comm. Young			X			
Chairperson Rosa			X			

- September: \$48,113.39

Motion to approve the bill list

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann		X	X			
Comm. Velez					X	
Comm. Young			X			
Chairperson Rosa			X			

4. Meeting Minutes

- Meeting Minutes for July 13, 2021

Motion to approve the July 13, 2021 Meeting Minutes

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann		X	X			
Comm. Velez					X	
Comm. Young			X			
Chairperson Rosa			X			

- Closed Meeting Minutes for July 13, 2021

Motion to approve the July 13, 2021 Closed Meeting Minutes

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann	X		X			
Comm. Velez					X	
Comm. Young		X	X			
Chairperson Rosa			X			

5. Presentations: Public Relations Firms

Chairperson Rosa iterated that due to scheduling conflicts, one of the PR firms was unable to attend the meeting, and the agenda item would need to be tabled. Ms. Hindenlang confirmed that the PR firms would be in attendance for the October meeting.

Commissioner Velez, who had missed votes taken on the Bills Lists and Minutes due to technical difficulties, was able to rejoin the meeting at this point.

6. Executive Director's Report

Ms. Hindenlang:

- The redeveloper of Gateway has been working on new concepts for the property that we have some concerns with. We can discuss any details in Closed Session. However, we are currently working to schedule a meeting with MHS and a subcommittee from the Board to work on a concept plan to share with Viridian.
- The Request for Proposals for the properties at 99 and 101 Pearl Place was not responded to, however the Perth Amboy Housing Authority has engaged with us about their interest in doing a project at this site. We will be discussing this further in Closed Session.
- The remediation of Borinqueneer Park is in full swing, with much of the site cleared, and many items of interest from old bombs to boat rudders being unearthed from the ground. Construction bids have been received. They exceed current available funds given the increase in construction costs. We will be discussing additional funding with the DEP in the next week.
- The prospective developer for the property located at the corner of Morris and Clement streets has submitted a traffic study and revised architectural drawings for his project that contain much of the detail sought by the Board. They will be reappearing before the Board at our next meeting.

- Riverwalk has almost finished their consistency review. There are very few outstanding items. We will let you know when the review is completed and they will be proceeding to the Planning Board.
- The PSA agreement for Smith Street Realty has been approved by City Council. The redevelopment plan amendments have been introduced and will go before the Planning Board on October 6th with a hopeful second reading in late October by the City Council.
- 500 High Street has received partial permits to enclose the structure. They will be mobilizing on site within two weeks to begin construction.
- EPort II has submitted their site plan package for final consistency review. We will review later this week.
- County Park will have a grand opening on September 25th.

7. Engineer’s Report

Mr. Herits:

- The Sayre Ave project developer will be submitting their deed restrictions to the County, and once filed will submit their remedial action plan to the NJDEP. Once that plan is approved, they will be able to proceed with site work.
- Perth Amboy Self Storage and Elm Street are basically complete, with a pedestrian crossing on Market Street and traffic signal on Smith Street.
- Council passed an ordinance to accept the amphitheater and recreation buildings as part of the Elm Street site.
- Eport II plans have been received and will be reviewed this week.

Chairperson Rosa asked if the right of way in front of the Self Storage was public or private to which Ms. Hindenlang responded that the City had elected to have it remain private, though it was a decision that could be reversed if desired. Chairperson Rosa went on to ask about the trucks being parked along the road, which were the subject of complaints by the Self Storage team around a month ago. Ms. Hindenlang stated that she would follow up with the developer to see if this was still an issue, and that ultimately City code enforcement may be called in to address the matter.

8. Attorney’s Report

Mr. Opel stated that there were no further updates to relay, and that contractual matters would be discussed in closed session.

9. Public Session (Agenda Items Only)

Motion to open the public portion

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales	X		X
Comm. Santana			X
Comm. Uhlmann		X	X
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

Ms. Hindenlang did not receive any written comments related to agenda items.

Motion to close the public portion

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales	X		X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez		X	X
Comm. Young			X
Chairperson Rosa			X

10. Public Comment (Any PARA Matter)

Motion to open the public portion

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales			X
Comm. Santana			X
Comm. Uhlmann	X		X
Comm. Velez		X	X
Comm. Young			X
Chairperson Rosa			X

Ms. Hindenlang did not receive any written comments related to all PARA matters.

Motion to close the public portion

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales		X	X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez	X		X
Comm. Young			X
Chairperson Rosa			X

11. Resolutions

- **R.09:21:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH LANDINGS AT HARBORSIDE, LLC, VIRIDIAN LAND INVESTMENT PARTNERS, LLC, PERTH AMBOY HOUSING AUTHORITY AND PROFESSIONAL SERVICES

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez	X		X			
Comm. Young		X	X			
Chairperson Rosa			X			

Motion to reopen the meeting to the public

	Move	2 nd	In favor
Comm. Gonzalez			X
Council Member Morales		X	X
Comm. Santana			X
Comm. Uhlmann			X
Comm. Velez	X		X
Comm. Young			X
Chairperson Rosa			X

- **R.07:21:02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY, CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE AGENCY'S PARTICIPATION IN SOURCEWELL, A NATIONAL COOPERATIVE PURCHASING AGENCY

Motion to move the resolution

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			
Council Member Morales			X			
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez	X		X			
Comm. Young		X	X			
Chairperson Rosa			X			

12. Motion to Adjourn

	Move	2 nd
Comm. Gonzalez		
Council Member Morales		X
Comm. Santana		
Comm. Uhlmann		
Comm. Velez	X	
Comm. Young		
Chairperson Rosa		