



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, October 5, 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, October 5, 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:

- October: \$18,977.48

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 September 14, 2021

Motion to approve the September 14, 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			
Comm. Velez		X	X			
Comm. Young			X			
Chairperson Rosa			X			

– Closed Meeting Minutes for September 14, 2021

Motion to approve the September 14, 2021 Closed Meeting Minutes

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez	X		X			
Council Member Morales					X	
Comm. Santana			X			
Comm. Uhlmann			X			
Comm. Velez		X	X			
Comm. Young			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 that another had elected to withdraw their proposal. He then proceeded to welcome the partnership of Splendor and Violet PR to make their presentation.

The presentation was made by Splendor’s Adam Taylor and Christina Forrest from Violet PR. They explained that they provide a wide range of marketing, branding and public relations services geared toward real estate development and economic development. The two teams in the partnership have different sets of expertise with Splendor assuming a lead in marketing and branding efforts, and Violet PR leading media engagement and public relations. As part of their presentation, they cited examples from their work in Pittsburgh, Flemington, Hoboken, Topeka, as well as the NJ Busines Action Center.

When asked by Commissioner Santana about their views of Perth Amboy, Mr. Taylor explained that he felt the City was a hard-working community that holds family values and community in high regard. Ms. Forrest went on to state that the new high school demonstrated the City’s dedication to education.

Chairperson Rosa asked that the team provide an example of their work promoting a community with a similar public profile to Perth Amboy’s and made it more desirable to the development community. The Splendor/Violet PR team cited their work in Flemington as an example, where they helped spur economic development where a lot of potential had yet been unrealized.

Commissioner Gonzalez complimented the Splendor website, which he advised the public and fellow Commissioners to view.

- Morris and Clement Development

Robert Larson, the architect for the proposed Morris and Clement development was invited to present on the project. He proceeded to share details about the site context and layout with floor plans. The proposed development, located in an empty lot at the corner of Morris Street and Clement Street would include screened parking on the ground floor, with two identical floors of residential units above. Fourteen (14) residential units are proposed consisting of four (4), 877 SF one-bedroom units, and ten (10) two-bedroom units ranging in size from 997 – 1267 SF. The proposed building will include an elevator, and would be compliant with the bulk standards of the Redevelopment Plan. Ms. Hindenlang added that a traffic impact statement was submitted showing de-minimis adverse impact, and that the prospective developer agreed to add crosswalks at the intersections of Morris Street and Clement Street, and Clement Street and Fayette Street.

Chairperson Rosa inquired as to how units would be marketed within the City, as well as how illegal conversions of living spaces into additional bedrooms, to which Mr. Larson responded that the prospective

developer, Mr. Caballos is from Perth Amboy as would want to cater to other City residents. In addition, he stated that lease controls for illegal housing conversions. Chairperson Rosa iterated that it is important to have proper owner management of the residential units in addition to lease controls that may be put in place. In addition, Commissioner Santana inquired how potential residents would be vetted for the project. Ms. Hindenlang stated that these measures could be incorporated within a future redevelopment agreement. Commissioner Gonzalez asked what the price points for the units would be, as well as how parking spaces would be assigned, to which Mr. Larson responded that he did not know what the price points of the apartment would be, and that one of the total 22 parking spots would be assigned to each of the fourteen (14) units, with the remainder serving for the visitors. Finally, Commissioner Uhlmann inquired as to how many of the units would be dedicated for low/moderate housing. Ms. Hindenlang added that per the requirements of the redevelopment plan, the development would need to include at least one workforce housing unit. Mr. Larson expressed his confidence that the project would comply.

6. Executive Director's Report

Ms. Hindenlang:

- The redeveloper of Gateway has prepared new concepts for the site, which were presented to the City, but not PARA. The subcommittee held its first meeting with the design firm interested in working with the committee to begin preparing a concept for the site which went well. The design firm shared a proposal to be discussed in closed session.
- The Perth Amboy Housing Authority for 99-101 Pearl Place which will be discussed in closed session regarding their proposed purchase price.
- The remediation of Borinqueneer Park continues to progress well despite some coordination issues with NJ Transit. Construction bids have been received. Applications for additional park development funding are being issued.
- 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 have also provided an updated timeline which will be incorporated into an amendment of their redevelopment agreement.
- The EPort II site plan package has undergone a final consistency review that revealed the need to resolve one issue regarding native plantings on their site. They have submitted a PILOT application to the City, for which a review will begin shortly.

Upon the conclusion of Ms. Hindenlang's report, Chairperson Rosa requested that Commissioner Young speak on the first meeting of the Gateway subcommittee. Commissioner Young proceeded to report that the meeting was productive, and definitively outlined a vision for the site that would fit within the Board's vision for the City.

7. Engineer's Report

Mr. Herits:

- The Sayre Ave project developer filed their deed restrictions with the County, and 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 complete, and could receive their certificates of completion upon approval from the City engineer.
- Cornucopia will not be able to receive the certificate of completion that it is seeking following inspections that revealed a number of issues on site still to be resolved.
- Eport II is revising their plans for some issues around landscaping and sidewalk designs, which once completed will be signed off on and proceed to the Planning Board.

8. Attorney's Report

Mr. Opel stated that Viridian's attorneys had been in contact with their office and that an agreement was being worked out to allow for a review of their environmental conditions. There were no further updates to relay, beyond 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			(absent)
Comm. Santana			X
Comm. Uhlmann	X		X
Comm. Velez			X
Comm. Young		X	X
Chairperson Rosa			X

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

From the public attendees Julia Kennedy, representing the Viridian development team, stated that they were fully committed to working with the subcommittee established for the site. She went on to convey that the Viridian team was working to do its due diligence to enable a review of its environmental documents.

City resident Lisa Nanton spoke to suggest that future public comments be allowed for following presentations, and expressed curiosity at how familiar the first presenter was with the City of Perth Amboy while praising their role in the preservation of the Union Hotel in Flemington, NJ. She went on to inquire as to what park was located near the proposed Morris and Clement development site, and to express concern over the traffic impact and parking strains that may arise from the proposal. Finally, she commended Commissioner questioning relating to prospective lease controls on the residential units proposed.

Responding to Ms. Nanton’s comments, Chairperson Rosa explained that the Focus 2020 Redevelopment Plan requires 1.5 parking spaces per residential unit, and that some future discussion on such standards should be discussed as parking continues to be problematic in the City. He also explained that Duffy Park is the park located near the site.

Motion to close the public portion

	Move	2 nd	In favor
Comm. Gonzalez		X	X
Council Member Morales			(absent)
Comm. Santana			X
Comm. Uhlmann	X		X
Comm. Velez			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	X
Council Member Morales			(absent)
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 all PARA matters.

Motion to close the public portion

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

11. Resolutions

- **R.010:21:01** 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, 99-101 PEARL PLACE, AND PROFESSIONAL SERVICE CONTRACT NEGOTIATIONS

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		X			
Comm. Velez		X	X			
Comm. Young			X			
Chairperson Rosa			X			

Motion to reopen the meeting to the public

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

- **R.10:21:02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL PUBLIC RELATIONS SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

Motion to table 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		
Comm. Santana		
Comm. Uhlmann		
Comm. Velez		X
Comm. Young	X	
Chairperson Rosa		