



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, November 9, 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, November 9, 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:

- November: \$ \$45,292.15

Motion to approve the bill list

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

4. Meeting Minutes

- Meeting Minutes for October 6, 2021

Motion to approve the October 6, 2021 Meeting Minutes

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

- Closed Meeting Minutes for October 6, 2021

Motion to approve the October 6, 2021 Closed Meeting Minutes

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

5. Presentations:

- 534 – 536 High Street

The development team, consisting of Ethan Lewkowicz, counsel George Otlowski and Erin Jones of Fletcher Engineering, presented their concept which will consist of the construction of a detached, single family home on an existing vacant lot in the S-2A zone. The proposed home will be two (2) stories in height, three (3) bedrooms, two and a half (2 ½) bathrooms and an office with a total of approximately 2200 SF of floor area. The project would require no variances from the Focus 2020 Redevelopment Plan. The site, situated among residential structures with a storage/warehouse building two lots to the north. was purchased by the team for \$85,000 with anticipated development costs between \$120,000 - \$150,000.

Commissioner Young inquired about the parking provided, to which the development team responded that the site would provide two on-site parking spaces in an attached garage and setback driveway.

Councilmember Morales inquired as to whether the property would be sold or rented to which the development team responded that it would be sold. When Councilmember Morales inquired into the intended sales price, the development team responded that the intended price would be somewhere between \$350,000 - \$375,000.

Commissioner Young inquired as to the timeline for project completion, to which the development team indicated that they were hoping to have the project built by the summer of 2022.

Ms. Hindenlang asked if the team had done any other projects in the City, to which the development team responded that they had completed a project on Ashley Street.

6. Executive Director's Report

Ms. Hindenlang:

- A meeting was held the previous week to further negotiations on the current proposed concept plan, which appears to be the most fully developed concept to date. The development team hired an architect with whom a call was held earlier in the day to review the RDP amendments being requested. Plans will be available for the Commissioner's review before they are formally submitted to the Board or City Council.
- The EPort II team has resolved their outstanding issues for their consistency review. Their PILOT application to the City is under review, and the development team is working to get back up documentation requested by City Council.
- The established PARA Gateway Subcommittee will be holding their kickoff meeting tomorrow to begin the development of a concept plan in partnership with MHS. A high-level review of environmental conditions was presented, and a representative from counsel's office will be present for closed session to provide further insights.
- Redevelopment Plan amendments being sought by Smith Street Realty were found consistent with the Master Plan by the Planning Board, and will be proceeding for a vote tomorrow with a site plan application expected next week.
- The cost proposal for Public Relations services will be discussed in closed session.
- Due to price increases in the construction industry, the Agency has needed to seek additional park development funding from the State and County for the construction of Second Street Park.
- Drawings for 500 High Street are expected to be submitted next week for building permits.
- Various other potential development entities have approached the Agency who are currently undergoing political disclosure reviews.

7. Engineer's Report

Mr. Herits:

- The Sayre Ave project LSRP has submitted their remedial action plan to the NJDEP. Once that plan is approved, they will be able to proceed with site work. This is expected in approximately 5 months.
- Eport II has revised their plans for some issues around landscaping and sidewalk designs.
- Environmental remediation at the Second Street Park site is progressing with heavy amounts of activity over the past month.

8. Attorney's Report

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

At this point of the meeting, Chairperson Rosa joined the meeting and proceeded to run the remainder of the meeting.

9. Public Session (Agenda Items Only)

Motion to open the public portion

	Move	2 nd	In favor
Comm. Gonzalez	X		X
Council Member Morales		X	X
Comm. Santana			X

Comm. Uhlmann			(absent)
Comm. Velez			X
Comm. Young			X
Chairperson Rosa			X

Ms. Hindenlang did not receive any written comments related to agenda items, and no members of the public delivered remarks.

Motion to close the public portion

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

Ms. Hindenlang did not receive any written comments, and no members of the public delivered remarks.

Motion to close the public portion

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

11. Resolutions

- **R.11:21:01** 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, 534-536 HIGH STREET, 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		X			
Council Member Morales		X	X			
Comm. Santana			X			
Comm. Uhlmann					X	
Comm. Velez			X			
Comm. Young			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			(absent)
Comm. Velez	X		X
Comm. Young			X
Chairperson Rosa			X

- **R.11:21:02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO AUTHORIZE THE EXECUTION OF A CONDITIONAL REDEVELOPER DESIGNATION AGREEMENT WITH MORRIS CLEMENT LLC,. INCLUDING PROVISIONS FOR A PROJECT FUNDS DEPOSIT TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

Commissioner Young inquired into the significance of the resolution to which Ms. Hindenlang offered that it would allow for negotiations for a redevelopment agreement to begin for the project. She went on to provide a brief overview of the approvals process for the Agency which was met with the Commissioner’s collective satisfaction.

Motion to move the resolution

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