



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, February 28, 2023

Regular Meeting Minutes

Pursuant to the Open Public Meetings Act, please take notice that a public meeting of the Perth Amboy Redevelopment Agency will take place on Tuesday, February 28, 2023, at 6:00 pm in the Council Chambers of the Perth Amboy City Hall Building at 260 High Street, Perth Amboy, New Jersey 08861 and to be hosted on the ZOOM online conference service accessible with the following:

1. Salute to the Flag

2. Roll Call

	Present	Absent	
Comm. Gonzalez	X		Virtual
Council Member Morales	X		
Comm. Santana	X		Virtual
Comm. Uhlmann		X	
Comm. Velez	X		
Comm. Young	X		
Chairperson Rosa	X		6:15pm

3. Bill Lists:

- a. \$26,143.14

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

4. Meeting Minutes

- a. Meeting Minutes for January 2023

Motion to approve the January 17, 2023 minutes

	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	

b. Closed Meeting Minutes for January 2023

Motion to approve the Closed Meeting Minutes for January 17, 2023

	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	

5. Presentations

- a. Mr. Butvilla, Suplee Clooney: PARA’s Year End June 2022 Audit Report:
 - Clean audit - no issues to report – no comments nor recommendations sited
 - Noted one concern/something Revenue and Expenses – no steady source of revenue outside of escrow
 - PARA is required to submit an affidavit along with a resolution indicating that the audit was received and reviewed by the commissioners
 - Affidavit and resolution must sent to NJ Department of Community Affairs – Division of Local Government Services

- b. Isat, owner of 67 Pearl Place – presented a revised concept plan
 - 50X100 lot – multifamily 8 units (7- 2bd/1 bath) (1- 3bd/1 bath)
 - 12 parking spots meets RDP requirement – 5 bike spots over RDP requirement
 - 8 of the parking spots will be on pearl place – 4 offsite on 528-530 mechanic (they own it as well)
 - 40% asphalt 15% grass 35% permeable pavers 10% walkway
 - 4 stories - 36-37 ft. height similar to other props in the area
 - Commissioner Gonzalez – asked the commissioners if the presentation address all original concerns
 - T. Herits (Engineer) – much better layout – allows for circulation, eliminated elevator, lower the first fl parking garage height which will lower height of the building – does RDP allow for offsite parking – are you doing an easement or subdividing?
 - Tom –sub-division is preferred
 - Isat agreed
 - Commissioner Velez voiced concerns on apt sizes and parking
 - W. Kurzenberger – grass area question – buffering requesting shrubbery (4ft requirement) to address head lights etc. landscaping detailed in section 7 – requesting to update it to meet that requirement 7.7.1J
 - Director Vazquez – advised owners of inclusionary zoning which would have called for an affordable unit but with the change in units they will only need to pay into the developer’s fee (1.5%)
 - T. Herits – requested new sidewalk and concrete for property to drive into parking - Code should look into man made path and garages
 - Commissioner Young – questioned how will garbage be collected –
 - Maintenance Plan
 - W. Opel - RDP has language on waste management but could be amended – city is required to collect or reimburse for collection if truck can’t get down the street
 - T. Herits –out of site bins

- Council Woman Morales – Questioned water pressure and if it could it accommodate 8 unit
 - T. Herits –would need a booster pump – has to meet city code

6. Executive Director's Report

- a. ePort II: In discussion with the developer regarding a ground breaking ceremony for April and we have received a development fee payment. Our City ordinance calls for 50% of the payment at permitting. For non-residential developers the fee is 2.5% of their change in assessed property value – in this case the total for ePort is approx. \$2.6 million and we received a check for \$1.3M last week. All funds are deposited into the Affordable Housing Trust Fund that is earmarked for 4 components: Rehabilitation, Energy Assistance, Rental Assistance and Administration. To date we have approx. \$3.33 M and will be launching our first energy assistance project where over 138 public housing units will get new heating systems benefiting over 339 people.
- b. Barclay St: Current property owners have a planning board approval from a decade ago for 11 or so units – but there is a potential purchaser (Ali Rada) who is looking to do something different with the property. Next steps – current property owner needs to be released of obligation by PARA resolution. This must be recorded at the County then they could move ahead with new development concept with the board. You will see this on tonight's agenda if you have any specific questions we can discuss it during that resolution.
- c. Buckeye: Tank Farm is no longer a viable use for Buckeye and they want to explore new development options for the site. (35% - 65% split). First step would be a redevelopment designation which the city approved on February 22nd. A letter has been sent to the planning board to launch the study.
- d. 599 Fayette: (DPW/Landfill): Potential purchaser, instead of RFP, DPW would be impacted in new tentative proposal. Waiting for prospective developers to come back with an offer which may include restructuring DPW.
- e. Borinqueneers Park: The project's landscape architect, SCAPE has been coordinating with the USEPA team on the redesign work for the park following the guidance handed down regarding site remediation. Further meetings between SCAPE, Collier's, and EPA engineers are anticipated for the coming weeks as is further guidance from the EPA communications team who will be working with the City's public information office to keep the public aware of the work taking place and any implications for public health.
- f. Smith St: Negotiating are happening between the developer and the City. I will defer any other questions on the site to the attorney. I recommend that we add this project to the list of discussions for executive session. To do so the chair will have to amend the resolution
- g. Miscellaneous:
 - i. We will be reviewing all RDP timelines – if designated developers are not moving along in good faith or communicating the reasons why they are not. We will be making recommendations to the commissioners for de-designations.
 - ii. Thanking the Commissioners for the opportunity to serve as the ED

7. Engineer's Report (T. Herits)

- a. Eport II started work yesterday – they got all their permits and we should see movement
- b. Sayre Avenue – Pending DEP approval
- c. Riverview – Currently going through compliance review for permits

8. Attorney's Report (W. Northgrave)

a. Deferred to close session

9. Public Session (Agenda Items Only)

a. Motion to open the public portion as it relates to agenda items from the board

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

b. No written public comments were received

c. No comments on agenda items

d. Motion to close the public portion as it relates to agenda

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

10. Public Comment (Any PARA Matter)

a. Motion to open to public comment on all PARA matters

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

b. BOB MCCOY – REQUESTED AN UPDATE ON GATEWAY PROJECT

i. ATTORNEY RESPONDED THAT THEY ARE STILL THE DEVELOPERS AND TERMS ARE STILL BE NEGOTIATED - BEEN WORKING ON THE AGREEMENT FOR ABOUT 8 MONTHS GETTING CLOSER TO THE PROPOSED PROJECTS THAT CAN FIT THERE.

c. ANTHONY H – 256 ARNOLD STREET - WERE THERE ANY DEVELOPMENTS FOR 56 FAYETTE STREET (CORNER OF HIGH AND FAYETTE) FORMER PUBLIC SAFETY COMPLEX

- i. City owned no current update to provide but could be part of a redevelop deal – negotiations going on and legislation that city will need to adopt before moving forward

d. Motion to close the public comment session on all PARA matters

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

11. Resolutions

- a. **R.02:23:01 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 PARTNERS LLC., ACCURATE BUILDERS, ELEVEN 29, LLC., 67 PEARL PLACE, HARBORTOWN, MARCH/CLAREMONT AND PROFESSIONAL SERVICES**

- i. **Mr. Opel : Amend to include Smith St realty**

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			
Comm. Young		X	X			
Chairperson Rosa			X			

7:10 moved to closed session.

Motion to reopen the meeting to the public (8:45pm)

	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			
Comm. Young		X	X			
Chairperson Rosa			X			

- b. **R.02:23:02 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION AND DISCHARGE OF THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND BARCLAY STREET ASSOCIATES, LLC.**

Motion to move the resolution

	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			

c. R.02:23:03 RESOLUTION TO AUTHORIZE A SHARED SERVICE AGREEMENT WITH THE CITY OF PERTH AMBOY PERSUIANT TO THE SHARED SERVICES ACT FOR A ONE (1) YEAR PERIOD.

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

d. R.02:23:04 RESOLUTION AUTHORIZING CERTAIN MANUAL SIGNATURES ON THE PERTH AMBOY REDEVELOPMENT AGENCY BANK ACCOUNT AT BANK OF AMERICA

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

e. R.02:23:05 RESOLUTION AUTHORIZING CERTAIN MANUAL SIGNATURES ON THE PERTH AMBOY REDEVELOPMENT AGENCY INVESTOR BANK ACCOUNT

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

f. R.02:23:06 RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HER DESIGNEE TO CLOSE ITS ACCOUNT WITH INVESTORS BANK AND TRANSFER REMAINING FUNDS TO ITS OPERATING FUND AT BANK OF AMERICA

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

- g. **R. 02:23:07 RESOLUTION CERTIFYING TO THE LOCAL FINANCE BOARD THAT EACH MEMBER OF THE PERTH AMBOY REDEVELOPMENT AGENCY HAS PERSONALLY REVIEWED THE ANNUAL AUDIT**

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

- i. Commissioner Young – Questioned if we had to sign off on it.

12. Motion to Adjourn

	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			
Comm. Young	X		X			
Chairperson Rosa			X			