



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, March 28, 2023

Regular Meeting Agenda

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, March 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:

<https://us02web.zoom.us/j/87123821514?pwd=VzNWcTZwY3QxYWJtNmFKWlQzV2VtQT09>

Meeting ID: 871 2382 1514

Passcode: 611856Dial by your location

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1. Salute to the Flag

2. Roll Call

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

3. Bill Lists: \$50,667.83 –

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

4. Meeting Minutes

a. Motion to approve the February 28, 2023 meeting minutes

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

b. Motion to approve the February 28, 2023 closed meeting 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	
Comm. Young		X	X		X	
Chairperson Rosa			X			

5. Presentations

Anthony Marchingiano and Jeff Bastow from CMD Perth Amboy, LLC.

- **Presented portfolio – own one landfill in South Amboy and are currently closing on another two**
- **Multiple contaminated projects (see presentation)**
- **Proposing 200 + square foot Cold Storage Facility which results in less truck traffic than a typical warehouse about 50% of the property**
- **DPW operates on about 5 acres looking to expand their operational space to 8 acres and keep the transfer station just re-constructing it**
- **Also looking to construct a new animal shelter, shooting range and buildings and grounds facility**
- **Will also remediate and cap the entire landfill**
- **Provided traffic flow**
- **Will pay a significant tax ratable – more than a warehouse - 2-3 more times expensive to build**
- **Are you confident in cold storage facilities? (Commissioner Young)**
 - **Cold storage is one of the only classes we are confident in pursuing due to the market – food supply chain – very confident**
 - **Going in with a tenant in mind**
- **Sustainable energy? (Chairman Rosa)**
 - **Suggestion – solar canopies (Rosa and Herits)**
 - **Chairman Rosa – City is working toward a clean energy plan – encouraging the use of clean energy to help meet our goals**
- **Commissioner Young – Questioned the timeline**
 - **Start to finish could be in front of the planning board in 6 months**
- **Chairman Rosa – will you preserve wetlands?**
 - **Depends where they are in the landfill because it will cause the cap to stay uncapped**
 - **Will have to put in environmental controls because they will be disturbed**
 - **DEP will require them to replace offsite**
- **W. Kurzenburger – Stormwater question**

6. Executive Director’s Report

- **ePort II:** Great news we have a date set for the Ceremonial Ground Breaking. You will all be receiving invitations this week but please pencil in April 13th at 11am at 1160 State Street. We have a nice program scheduled and would love if you could all join us.
- **Borinqueneers Park:** On tonight’s agenda you will see an amendment to both SCAPE and Colliers contracts for design and engineering work at the park. As previously discussed, if approved this evening, they will continue working with EPA to redesign the

park to meet the need remediation that is needed. I'd also like to note that this Thursday we have a visit on site with EPA as they look to begin the community education/public awareness campaign early next month.

- **70 Buckingham (Baby B Nursery) & 67 Pearl Place:** Also on tonight's agenda. As you know the property owners have made the requested plan changes and are seeking designation this evening. Should you have any questions, they could be made to council, Topology or our engineer.
- **Buckingham (Accurate):** As you may be aware, the amendments to Focus 2020 Area 2, passed council last week and have since been sent to the Planning Board for a consistency review during their April meeting. Once they move through the Planning Board they will be sent back to Council for a second reading. That project is moving along nicely, in fact we continue conversations regarding additional public benefits including that of a possible Ferry Slip.
- **99-101 Pearl Place:** Habitat for Humanity is moving along according to their timeline and will be presenting plans for a consistency check to us shortly. On another note they they have another project that they will be breaking ground on and have invited you all to attend. While it's not in a Redevelopment Area, I welcome you to attend. It's scheduled for April 27th at 10am at 361 Inslee St. Invitations to follow.
- **Buckeye:** Council voted on directing the planning board to investigate the property as an area in need of redevelopment. It is now at the planning board and they will launch a study.
- **Harbortown:** Similarly, on this upcoming Council Agenda, we are requesting that the council direct the planning board to investigate whether the property commonly known on the city's tax maps as block 243, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 9.01, 10, 11, 12, 13, 14 and 15 and block 353.08 lot 1.01 (a/k/a 525-537 high street, 70-76 Buckingham Avenue, and 545-601 High Street) should be designated as an area in need of redevelopment.

7. Engineer's Report

Mr. Herits:

- Sayre Ave waiting on DEP approvals
- Riverview – Currently going through compliance review for permits
- Eport II – working on installing pipes, utilities and foundation will be laid by the end of the week

8. Attorney's Report (W. Northgrave)

Defer to closed 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					
Comm. Santana					X	
Comm. Uhlmann		X				
Comm. Velez					X	
Comm. Young						
Chairperson Rosa						

- No written public comments were received
- No comments on agenda items
- **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					
Comm. Santana					X	
Comm. Uhlmann		X				
Comm. Velez					X	
Comm. Young						
Chairperson Rosa						

b. Public Comment (Any PARA Matter)

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

- No written public comments were received
- No comments on agenda items
- **Motion to close the public portion as it relates to agenda**

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

10. Resolutions

- R.03:23:01 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH, VIRIDIANPARTNERS LLC., ELEVEN 29, LLC., OSMANAJ LLC., HARBORTOWN, MARCH/CLAREMONT 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	
Comm. Young						
Chairperson Rosa						

It is now 6:54 we will be moving into executive session and will return to move the remaining portions of the agenda.

Motion to reopen the meeting to the public 7:46

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

- R.03:23:02 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH SCAPE LANDSCAPE ARCHITECTURE D.P.C. FOR ADDITONAL LANDSCAPE ARCHITECHTURAL DESIGN SERVICES AT BORINQUENEER PARK

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	
Comm. Young						
Chairperson Rosa						

- R.03:23:03 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH COLLIER'S ENGINEERING AND DESIGN FOR ADDITONAL ENGINEERING SERVICES AT BORINQUENEER PARK

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

- R.03:23:04 RESOLUTION DESIGNATING ELEVEN 29, LLC. AS THE REDEVELOPER OF THE PROPERTY IDENTIFIED AS BLOCK 243 , LOT 12 AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURUSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:A:12A-1 ET SEQ.

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	
Comm. Young						
Chairperson Rosa						

- R.03:23:05 RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERIM COST AND DESIGNATION AGREEMENT WITH OSMANAJ LLC. FOR THE PROPERTY IDENTIFIED AS BLOCK 243, LOT 25 INCLUDING PROVISIONS FOR THE DEPOSIT OF PROJECT FUNDS TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH THE PREPARATION AND NEGOTIATION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:A:12A-1 ET SEQ.

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

- R.03:23:06 RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERIM COST AND DESIGNATION AGREEMENT WITH CMD PERTH AMBOY, LLC. FOR THE PROPERTIES IDENTIFIED AS BLOCK 93 LOT 1.03, A PORTION OF BLOCK 95 LOT 1 AND BLOCK 96 LOT 1-16 INCLUDING PROVISIONS FOR THE DEPOSIT OF PROJECT FUNDS TO DEFRAY COSTS INCURRED BY THE PERTH AMBOY REDEVELOPMENT AGENCY IN CONNECTION WITH THE PREPARATION AND NEGOTIATION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:A:12A-1 ET SEQ.

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

11. Motion to Adjourn

Motion from the Board Members to adjourn 7:51pm

	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			