



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, June 27, 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, June 27, 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:

Join Zoom Meeting:

<https://us02web.zoom.us/j/81568403492?pwd=ZWdlMkFuNSZlZSzlQk1NSRGtFM3dxQT09>

Meeting ID: 815 6840 3492

Passcode: 603400

Dial by your location

+1 646 558 8656 US (New York)

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.

Due to the ongoing public health emergency caused by Covid-19, this meeting is being held virtually on the ZOOM online conference service. Instructions for accessing this meeting were included in the meeting notice. Please note that this meeting is being recorded.

The Perth Amboy Redevelopment Agency shall continue to allow members of the public to make comment during any virtual public meeting. Instructions for accessing the meeting and for making public comment have been provided.

Members of the public making comments are requested to identify themselves by name and address. If you would like to make a public comment during the Public Session and/or Public Comment session, ZOOM attendees must click the "raise hand" button in order to indicate their desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number.

Phone attendees must hit *9 to utilize the "raise hand" function. Upon having a "raised hand" acknowledged (in the case of ZOOM attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments.

With the exception of the public comment portion during the meeting, members of the public will be muted. While muted, members of the public will still be able to hear the meeting.

Written public comments by letter or email will be accepted up until 10:00 AM on the day before this meeting. Written public comments can be send by mail to the Perth Amboy Redevelopment Agency 260 High Street, Perth Amboy, NJ 08861 or by email to tvazquez@perthamboynj.org. Written public comments, if any, will be collected and read aloud during the public comment portion of the meeting.

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 List**

a. **May – \$45,977.29**

Motion to accept the May 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			

b. **June – \$355,216.63**

Motion to accept the June Bill List

	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			
Comm. Young		X	X			
Chairperson Rosa			X			

4. **Meeting Minutes**

- **Motion to accept the Meeting Minutes for April 2023**

	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 accept the Closed Meeting Minutes for April 2023**

	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			

5. **Presentations**

- 2023 Budget Introduction

- \$322,000 revenue – \$390,000 expenses
 - Using 68 for unrestricted surplus funds to balance budget
 - Agency gets most of its funds from redeveloper fees/escrow
 - Introduce submit to state then will come back to para to adopt
 - Question regarding executive director's salary
- 439 CR Perth Realty LLC (Popeye's)
- Dan Kline – attorney presented
 - Block 184 Lots 6-9 (three lots are in PARA) Sayre/Convery
 - Amend the plan to include lot 9 in the S1C zone/do we need AINOR – possibly add a new zone within the plan?
 - Shared traffic with the liquor store, also submitted a parking study to support the application Parking for 22 spaces – shared with liquor store
 - Seeking relief of bulk standards
 - Dedicated drive thru lane holds 14 cars in total at max
 - Traffic impact study – or plan calls for 24 spaces but impact study shows 22 will not cause a negative impact
 - Popeyes shows that 70% of their customers use the drive thru
 - Commissioner had questions regarding traffic flow and shared entrance with liquor store
 - Engineer Herits questioned drive thru entrance on Sayre Ave Consider left and right turn on Sayre Ave And asked to revisit the traffic study because of new development across the street
 - Topology – notes that it allows restaurants but is not defined neither is drive thru but is defined in the ordinance – is not permitted use because they are defined separately. Fast food with drive thru is not currently permitted
 - Section 3 – area in need for effective redevelopment or remove the area from redevelopment and refer it back to the zoning board
 - Developer agreed to put together a revised traffic study – Tom advised them to get residential redevelopment approved plans
 - Topology – landscaping question? – answer they will submit it with their full application
 - Topology – is there loading shown in the plan? They will include it next time
 - Invited to future meetings
- Perth A Urban Renewal LLC (Seagate)
- Michael Summer & Michael Lawson (Minno Wasko) Presenters
 - 15 acres between high front and Washington
 - Plan 602 units in 4 buildings (4-5 stories) – restaurant, marina, waterfront promenade, open space, etc. (1 story parking)
 - Plan Amendments have already been approved by council
 - 10% workforce compliant with parking requirements of 1.5 cars/unit
 - Grade changing – will let you see just 4 story buildings at high and rector - 5 story building on the low side
 - Presented design for each building as well as sample amenities
 - Commissioner Rosa: Is it Luxury –

- Commissioner Rosa: Compared to today's quality will exceed what it was in the past that was a condo product this is a rental – product will not look any different than any other town in NJ
- Commissioner Rosa: Amenities – club room, fitness room, lounge space, co-worker space, mail/package space, grilling, lounge, pool, fire pits, sunning areas, lawn, etc.
- Question regarding restaurant – is shown in the site plan it is achievable based on the market and the need for it
- Commissioner Young: Retail parking – is it enough but it's compliant with the rdp
- Commissioner Velez: Maintenance issues in current building – garbage, water pressure, etc. Plans for maintenance and if they include adding to the admiral and bayview? - Currently the responsibility of the condo association – those buildings were developed as part of a larger plan and here we are. We fully intend to come in and revitalize the entire area – i.e. pavers in the old buildings. When you own and manage them it's more motivation and will do away with the issues you will see with condos.
- Commissioner Gonzalez: We welcome you back and we have high expectations of you. We want this to happen. Parking at Building 1 question regarding Harbor Terrace – how fast could we get it done?
- Commissioner Young: Refuse – trash will be collected in the building no outdoor dumpsters. Compactors will be in parking level and rolled out on trash day
- Commissioner Gonzalez: Bedroom distribution, studios, 1 bd, 1bd plus den and 2

6. Executive Director's Report

Waterfront Plan Amendments: The amendments were reviewed by the Planning Board for consistency with the Master Plan, the Planner advised the board that they indeed were consistent with the exception of one minor change. The amendments removed conditional home occupational/business offices but the recommendation was to add them back – no one objected to such so the amendments with that recommendation will now go before the City Council, tomorrow evening for approval. We continue to work toward RDAs with both the Buckingham and Seagate projects.

AINOR Studies: As you know we currently have 5 areas being studied as potential areas in need of redevelopment which include Second Street, the Buckeye Property on Smith Street, Downtown from State to Elm and from Fayette to Market, High Street & Buckingham (Harbortown Area), and High Street near Broad and Washington. 1 of 5 of the reports are completed and will be presented to the Planning Board at their July meeting. All notices were mailed which include 2 notices to the paper and one to the property owner. Once heard and approved by the planning board it will go to council for the designation. Once designated we will need to add the property to one of our current redevelopment plans (gateway) or create a new one. The High Street Areas should be complete within the next week but due to noticing requirements will probably make the September planning meeting. The Downtown and 2nd Street areas have not been started as funding was not available. However, the UEZ has recently submitted an application to the state to use UEZ 20023 funds to conduct the studies, which is an allowable project under UEZ guidelines. That process takes approx. 45 days at which time we can expect an approval and we will have to issue an RFP for a planner to conduct those studies. I anticipate those studies will take several months as they have over 100 block and lots.

Redevelopment Plan Amendments: We had several plan amendments including the Gateway, Northern Industrial and the Waterfront Plan for the development projects that are underway. The waterfront plan amendments have since been approved by council, the gateway plan amendments for the three way split of the Celotex property and the Northern Industrial to allow for public/private use – for the public safety facilities that are being negotiated. We can discuss those more in executive session. – those amendments are either being heard by council or being sent to the planning board for consistency review.

Funding Opportunity: The New Jersey Economic Development Authority recently announced the Brownfields Redevelopment incentive Program. The Brownfields Redevelopment Incentive Program will offer a one-time tax credit to developers who complete a cleanup of a brownfield site to prepare the site for redevelopment. The tax credit goes up to 60 percent of remediation up to a maximum of \$8 million, for projects located within a qualified incentive tract – and Perth Amboy qualifies as a qualified tract. Some perks include Tax credit may be sold, Closes the finance gap on upside down properties, Higher incentives in special areas, and it Includes demolition on brownfield sites. The grant is now open and closes in September.

7. Engineer’s Report

- No Change in Riverview or Sayre Ave to report
- EPort two 90% of utilities are complete Building B walls 70% up , Building A footings are all in, they’re really moving
- 67 Pearl Place – came in to discuss next steps we are waiting for plans for the planning board
- Commissioner Rosa: Morris and Clement – any movement

8. Attorney’s Report

- Advised to act on items 2 and 3 then act on 1 to go into close session to accommodate the public

9. Public Session (Agenda Items Only)

Motion to open to the public

	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			

Frank the tank - Where did all the skate parks go – Northgrave – out of the scope of this board questions for this session should only be on agenda items only.

Public Comment (Any PARA Matter)

Motion to open public comment

	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			

*Public comment from an individual who identified himself as Quiff - shows a Woodbridge clip
Opel advised that we have no jurisdiction over Woodbridge*

Motion to Close Public Comment

	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	x		X			
Chairperson Rosa			X			

10. Resolutions

- Motion to move items R.06:23:02 AND R.06:23:03

	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						

- **R.06:23:02** 2024 PERTH AMBOY REDEVELOPMENT AGENCY AUTHORITY BUDGET – FISCAL YEAR FROM JULY 1, 2023 TO JUNE 30, 2024
- **R. 06:23:03** RESOLUTION TO TERMINATE A SHARED SERVICE AGREEMENT WITH THE CITY OF PERTH AMBOY PERSUIANT TO THE SHARED SERVICES ACT AND ENTER INTO AN ONE YEAR CONTRACT WITH TASHILEE VAZQUEZ RETROACTIVE TO JANUARY 2023, IN AN AMOUNT NOT TO EXCEED \$24,000

Motion to table items R.06:23:04 and R.06:23:05

	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			

- **R.06:23:04** RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1, ET SEQ. BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND PERTH A URBAN RENEWAL LLC. (TABLED)
- **R.06.23:05** RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.40A:12A-1, ET SEQ. BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND GATEWAY REDEVELOPMENT, LLC. (TABLED)

Motion to Move

- **R.06:23:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH, VIRIDIANPARTNERS LLC., OSMANAJ LLC., HARBORTOWN, CMD PERTH AMBOY, SEAGATE, 439 CR PERTH REALTY, AND PROFESSIONAL SERVICES

	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			
Comm. Young		x	X			
Chairperson Rosa			X			

Motion to Close Executive

	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			

11. 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			

8:20 pm