



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, July 25, 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, July 25, 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/87040498668?pwd=MkNDVVQweXkyTnYzMXBublAyYW93Zz09>

Meeting ID: 870 4049 8668

Passcode: 355887

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 - Ms. Vazquez, please take roll call.**

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

3. Bill List

a. July - \$108,283.88

Do I have a motion to approve the May Bill List? Second? Any questions? Roll call.

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

4. Meeting Minutes

- **Do I have a motion to approve the June 27, 2023 meeting minutes? Second? Any questions? Roll call.**

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

- **Do I have a motion to approve the June 27, 2023 closed meeting minutes? Second? Any questions? Roll call.**

	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. Executive Director’s Report

AINOR Studies: We currently have 6 areas that the planning board would like to study, three of which are currently being studied. Buckeye will be have a public hearing at the August planning board meeting and the two High Street studies (the areas near Harbortown and Med-Apparel) will be heard in September. The other areas will be studied when funding becomes available which should be within a month or so.

DPW Project: The developers submitted new concept plans which will be reviewed by our team next week. You will see on tonight’s agenda that Woodbridge did convey the property we needed from them for this project. It is on tonight’s agenda to accept. We

also need a parcel from Prologis on the High Street side for the relocation component of this project. We should have that before you all accept in September.

70 Buckingham: Has moved into consistency review – once approved they will be moving to the planning board for approvals.

Popeyes: Will come before you again once they complete a new traffic study.

Deferred the rest of her report to closed session as it relates to negotiations/RDA.

6. Engineer’s Report

ePort2: Building B (nearest to the water) has started roof installation, 70% of the internal steel is complete, Wall panels for Building A should be complete at the end of this week, Site work continues re: curb, lighting foundations, State St water main scheduled to start in 2 weeks, High St sidewalk scheduled to start in 3 weeks, Broker working on leasing the building

Sayre Ave: Still waiting for DEP approval

Riverwalk Crossing: Last time I spoke to the engineer they are still in resolution compliance

DPW: The concept plans have been revised based on PARA, DPW and PD comments. There is a meeting with the stakeholders on August 2nd to review the plans.

7. Attorney’s Report

Deferred to Close Session

8. Public Session (Agenda Items Only)

Motion to open the public portion as it relates to agenda items? Second? All in favor?

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

Ms. Vazquez, did you receive any written public comments related to agenda items? NO

Motion to close the public portion as it relates to agenda items from the board? Second? All in favor?

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

9. **Public Comment (Any PARA Matter)**

Motion to open to public comment on all PARA matters? Second? All in favor?

	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			

Ms. Vazquez, did you receive any written public comments on all PARA matters? NO

Motion to close the public comment session on all PARA matters from the Board Members? Second? All in favor?

	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			

10. **Resolutions**

- **R.07:23:01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH, VIRIDIAN PARTNERS LLC., CMD PERTH AMBOY, SEAGATE, 439 CR PERTH REALTY

Motion to move the resolution? Second? Are there any questions related to the resolution? Roll call.

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

It is now 6:28 pm 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? Second? All in favor?

	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						

7:16pm

Presentation

Commissioner Rosa asked for a presentation from Viridian regarding the Gateway Project (name) presented the following high level proposal

- Working on the project since 2015 created a comprehensive plan on the 44 acres located at the Gateway
- Viridian will be remediate the property – site has a landfill (hazardous asbestos) and was a manufacturing site – will clean it up to produce 3 parcels
- Inter parcel will be turned into a ____ sq ft warehouse which will allow Viridian to clean up the entire property
- 10 acres will be given to the City to do with it as it pleases –
- 10 acres will be given to the City for open space/passive recreation
- Warehouse traffic will not be allowed to circulate through Hebert St – circulation will go through Riverview Drive
- Timeline is due to the DEP approval process approx 18 months followed by moving the material ext. in the aggregate it would be approx 2 years

– **R.07:23:02** 2023 PERTH AMBOY REDEVELOPMENT AGENCY AUTHORITY BUDGET – FISCAL YEAR FROM JULY 1, 2023 TO JUNE 30, 2024

Motion to move the resolution? Second? Are there any questions related to the resolution? Roll call.

	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			

– **R.07:23:03** RESOLUTION TO AUTHORIZE AN AMENDMENT TO THE AGREEMENT WITH TOPOLOGY NJ, LLC. FOR PROFESSIONAL REDVELOPMENT PLANNING SERVICES

Motion to move the resolution? Second? Are there any questions related to the resolution? Roll call.

	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			
Comm. Young	X		X			
Chairperson Rosa			X			

- **R.07.23:04 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE ACCEPTANCE OF TITLE AND POSSESSION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 23.05, LOT 1 FROM WOODBRIDGE TOWNSHIP**
- **Motion to move the resolution? Second? Are there any questions related to the resolution? Roll call.**

	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			

Motion to add as a late starter

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

R.07.23:05 Resolution to authorize the Gateway Redevelopment LLC PARA AND THE City

	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			

11. Motion to Adjourn

Motion from the Board Members to adjourn? Second? All in favor?

	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			