



PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, January 23, 2024

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, January 23, 2024, 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/81727760297?pwd=NmhsU1kvaVN1b2hKVIRBU2hxRWxQZz09>

Meeting ID: 817 2776 0297

Passcode: 541257

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.

Instructions for accessing this meeting virtually through the Zoom online conference service were included in the meeting notice. Please note that this meeting is being recorded.

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.

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. **Swearing in of new Board Member**
- 3. **Roll Call**

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

- 4. **Bill List - January 2024 - \$151,244.43**

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			

Comm. Kowitski			X			
Council Member Morales	X		X			
Comm. Santana					X	
Comm. Velez		X	X			
Comm. Young					X	
Chairperson Rosa			X			

5. Meeting Minutes

Motion to approve the November 2023 meeting minutes?

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

Motion to approve the November 2023, closed meeting minutes?

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

6. Presentations

- POPEYES
Reconfiguring the drive thru – reworked the entry point to the drive thru including demarcation, signage and employee direction also made changes to trash collection

Justine Fox – traffic circulation discussion - queuing for 17 vehicles from a DOT standard they only look at cars behind the ordering board and they meet those standards

- 67 Pearl Place (Walk-on)
8 units with 12 parking spaces – 2 ev spaces, bike parking, trash collection
Consistency set was approved by both the engineer and planner
Opel will forward PILOT application

7. Executive Director’s Report

ADMINISTRATIVE

Resignation of Commssioner Uhlmann

AINOR Studies:

Buckeye Property

Officially designated by Council as an Area in need of Redevelopment

On tonight’s agenda you will see a MOU with Woodbridge to begin working on a Redevelopment Plan for the area – we’ve had several meetings and have begun working on a draft plan

Developer conversations and designations to follow

Buckingham/High St (Harbortown)

Designated as an AINOR by council – our planner has begun working on a Redevelopment Plan for the area but needs the Hall Avenue portion to be designated before we can present a redevelopment plan for the entire area. Should be done by March

Washington/Broad/High (Med-apparel)

Planning Board hearing moved the hearing to March

Downtown and Fayette/Maple – we are amending the area to break it down into two different studies one as an AINOR and the other section as an area in need of rehab – explain the difference between the two. The AINOR will be the block of the train station directly across the street from it continued to Fayette/Maple – Rehab will be from Smith and State to Smith and Maple. In addition the studies will be funded by UEZ funds and should be authorized by the planning board at their Feb meeting. Study completion for Rehab should be about 2-3 months and for redevelopment could be 6-9 months

2nd Street

Pending funds to start the study

The remaining areas: CME has been authorized by the planning board to study the remaining areas including: Smith and Convery, Amboy Ave and Phieffer (near 440/bridge), Tire Shop, Hall Avenue & Popeyes

Open Projects:

Gateway

Has submitted their application to the planning board and a copy to us – our planner and engineer will review them for consistency

70 Buckingham

Under consistency review and should be ready to go to the planning board within a month or so

DPW

The City received a letter of intent to purchase the property and the financial docs necessary for a PILOT review – Northwest Financial is reviewing the documentation.

ePORT II

I will defer the technical report to the engineer but would like to note that we are communicating with Bridge to discuss potential tenants, job fairs, etc.

Other

Perth Amboy was asked to present at the Brownfield Development Area (BDA) Virtual Workshop hosted by NJDEP, and NJIT Technical Assistance to Brownfield Communities. William and I will be presenting tomorrow from 9:30 – 12:30 – just shows that people are watching our City, our work and our growth.

8. Engineer's Report

ePort2

Both Buildings are enclosed

Doors, docks, lighting complete, Interior trades are working, working on office fit-outs, and glazing (windows) 50% complete

Site Work

Curbing complete, Base paving 90% complete, Electric to the buildings hopefully by the end of the month, Completing the sanitary sewer, Gas service installed, need manifolds and meters, Top asphalt course and stripping in the Spring, High St sidewalk complete, State St sidewalk complete, Water main construction on State St and Mauer Rd 80% complete, 100' section has pipe conflicts and will be going above them, 6-8 weeks to complete, Lights on State St behind ready to be completed

Broker working on leasing the building

Project is on schedule for end of May 2024 opening

Sayre Av

Spoke to LSRP, still waiting for DEP approval

Riverwalk Crossing

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

DPW

Waiting for a revised concept plan which address DPW concerns

Popeye's

Tweaking the site plan to address PARA's comments

67 Pearl St

Reviewed recently received plans, all of my concerns addressed

Gateway

Reviewed the traffic report and discussed my concerns with the Gateway traffic engineer. County review coming. Pending consistency review

9. Planning Report

10. Attorney's Report

Legal received the partially executed RDA from Accurate

City is working on PILOT applications for both Accurate and Seagate

Deferred remaining report to closed session

11. 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			
Comm. Kowitski			X			
Council Member Morales	X		X			
Comm. Santana					X	
Comm. Velez		X	X			
Comm. Young					X	
Chairperson Rosa			X			

No written public comments related to agenda items were received

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			
Comm. Kowitski	X		X			

Council Member Morales		X	X			
Comm. Santana					X	
Comm. Velez			X			
Comm. Young					X	
Chairperson Rosa			X			

12. 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			
Comm. Kowitski	X		X			
Council Member Morales		X	X			
Comm. Santana					X	
Comm. Velez			X			
Comm. Young					X	
Chairperson Rosa			X			

No written public comments on all PARA matters were recieved

Heidy Burke – 287 Front Street lighting plan – concerns with LED upgrades – referenced the Focus 2020 light plan – 3000K for fixtures and they are putting in 4000K

Motion to close the public comment session on all PARA matters from the Board Members

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

13. Resolutions

- **R.01:24.01 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH ACCURATE, CMD PERTH AMBOY, SEAGATE, 439 CR PERTH REALTY AND PROFESSIONAL SERVICES**

Motion to move the resolution

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

Upon return 8:01pm - *Motion to reopen the meeting to the public*

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

Comm. Young					X	
Chairperson Rosa			X			

Because the resolutions are routine in nature the commissioners motioned to move a consent agenda R.01:24.02 – R.01:24

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

- **R.01:24.02** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY ADOPTING THE 2024 TIMES AND DATES FOR REGULAR MEETINGS AND REVISED NOTICE THEREOF

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

- **R.01:24.03** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *ACCOUNTING* SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24.04** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *APPRAISAL* SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:05** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *ATTORNEY* SERVICES AND *CONFLICT ATTORNEY* SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:06** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *AUDITING* SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:07** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *ENGINEERING SERVICES* AND *CONFLICT ENGINEERING SERVICES* NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:08** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *REDEVELOPMENT PLANNING* SERVICES AND *CONFLICT REDEVELOPMENT PLANNING SERVICES* NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:09** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL *PROFESSIONAL PUBLIC RELATIONS* SERVICES NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24:10** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY TO RETAIN ANNUAL PROFESSIONAL *REAL ESTATE TRANSACTION ADVISORY SERVICES* NOT TO EXCEED A TWELVE (12) MONTH CONTRACT

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

- **R.01:24.11** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF A CERTIFICATE OF COMPLETION FOR CONVERY COMPLEX HOLDINGS, LLC

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

- **R.01:24.12** RESOLUTION AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE PERTH AMBOY REDEVELOPMENT AGENCY AND THE REDEVELOPMENT AGENCY OF THE TOWNSHIP OF WOODBRIDGE REGARDING THE REAL PROPERTY DESIGNATED AS BLOCK 92, LOTS 1and 1.01 and BLOCK 92.01, LOTS 1.01 and 1.02 ON THE TAX MAP OF THE CITY OF PERTH AMBOY

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

14. Motion to Adjourn

	Move	2 nd	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			
Comm. Kowitski		X	X			

Council Member Morales	X		X			
Comm. Santana					X	
Comm. Velez			X			
Comm. Young					X	
Chairperson Rosa			X			

Meeting end: 8:04 pm