



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, February 27, 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, February 27, 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/84788680745?pwd=RHZHWGpvNkxKOUMyUVJJaNWtyVDFaZz09>

Meeting ID: 847 8868 0745

Passcode: 781020

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 and on the Perth Amboy Redevelopment Agency’s webpage on the City’s website.

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 sent by mail to the Perth Amboy Redevelopment Agency 260 High Street, Perth Amboy, NJ 08861 or by email to [tvazquez@perthamboynj.org](mailto: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
Comm. Kowitski	X		
Council Member Morales	X		
Comm. Santana			
Comm. Velez		X	
Comm. Young	X		
Chairperson Rosa		X	

**3. Bill List**

a. February 2024 - \$62,013.75

	Move	2 <sup>nd</sup>	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	

**4. Meeting Minutes**

**Motion to approve the January 23, 2024, meeting minutes**

	Move	2 <sup>nd</sup>	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	

**Motion to approve the January 23, 2024, closed meeting minutes**

	Move	2 <sup>nd</sup>	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	

**5. Presentations**

- Robert Butvilla - 2023 Audit Report

Audits opinions – no issues single audit no issues no disputes – no findings/recommendations

Next steps, resolutions, affidavit,

- 500 High Street LLC – Karim A.

Project has been going on for a dozen years requesting an amendment to go back to original plan (21 units) without the penthouse- roof top garden to remain

Requesting additional time on the project

\$6million grant for affordable housing from DCA requested for low-income housing could not apply because he couldn't secure city support

Blaming the delay on bureaucratic barriers

Redevelopment Plan for the area has been amended as far as last year so the RDA would need to be amended as well as going through a consistency review

First order of business would need to be a revised plan and requested timeline (2 years timeline according to the developer)

**6. Executive Director's Report**

**7. Engineer's Report**

Eport II –

buildings are complete

Building B – has electric, heat and gas, Building A – has gas and electric, Office Bid outs

State St watermain has another month or so to go, Sanitary will be done this week

Mid-May completion date,

Gateway – phone meeting last Wednesday, they are working on their site plan minor changes with landscaping and retaining walls

Illegal Dumping and Demo of properties

**8. Planning Report**

99-101 Pearl, 70 Buckingham and 67 Pearl Place – all cleared consistency review to proceed with planning applications

Gateway – under consistency review

Buckeye – Woodbridge MOU, currently working on a RDP for the area

Morris & Clement – phase 1 preliminary assessment results should be in by March assuming there are no major findings they will be going for planning board consistency in late April

2<sup>nd</sup> St Park – working toward completion of permitting set for DEP review what’s pending for the 60% submission are some stormwater plan amendments due to the cap – Middlesex County Water has been engaged in the conversation

**9. Attorney’s Report**

Agency closed on the Sale of 99-101 Pearl Place to Morris Habitat for Humanity

Viridian – council is considering the adoption of two ordinances

1. Sell of city property
2. Vacation of Herbet and Market St

Deferred the balance of the report to closed session

**10. Public Session (Agenda Items Only)**

**motion to open the public portion as it relates to agenda items**

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

*No comments*

No written public comments related to agenda items

**Motion to close the public portion as it relates to agenda items**

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

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

**Motion to open to public comment on all PARA matters**

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

*No comment, No written public comments on all PARA matters*

**Motion to close the public comment session on all PARA matters**

	Move	2 <sup>nd</sup>	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. **Resolutions**

- **R.02:24.01** RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS CONTRACT NEGOTIATIONS WITH 500 HIGH STREET, LLC.

	Move	2 <sup>nd</sup>	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	

**Upon return - Do I have a motion to reopen the meeting to the public**

	Move	2 <sup>nd</sup>	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	

- **R.02:24.02** RESOLUTION CERTIFYING TO THE LOCAL FINANCE BOARD THAT EACH MEMBER OF THE PERTH AMBOY REDEVELOPMENT AGENCY HAS PERSONALLY REVIEWED THE ANNUAL AUDIT

	Move	2 <sup>nd</sup>	In favor	Opposed	Absent	Abstain
Comm. Gonzalez			X			

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

**13. Motion to Adjourn**

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