



# PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, July 30, 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, July 30, 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:

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**Join Zoom Meeting:**

<https://us02web.zoom.us/j/85242377932?pwd=RXZGYXNZOXdhdnhHU0ozMVdqZnhEUT09>

Meeting ID: 852 4237 7932

Passcode: 596318

One tap mobile

+13092053325,,85242377932#,,, \*596318# US

1 646 558 8656 US (New York)

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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.

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**1. Salute to the Flag**

**2. 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       |        |         |

**3. Bill List**

a. July 2024 - \$52,122.74

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

4. **Meeting Minutes**

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

5. **Executive Director's Report**

**ePort2** Project complete

We received \$1.5 million for open space and a fire apparatus

Should be receiving an additional \$550K for a health initiative

In conversation about leasing options and a sponsorship for Toys for Tots

**Sayre Ave (Popeyes)** Met with the developers council and engineer to discuss their proposed project which helps in drafting our area redevelopment plan

**DPW** Addressing requests of PD and DPW and environmental language will potentially have an RDA for the board's approval in August

**AINOR**

Broad and Washington will be heard by planning board in September

Smith and Herbert will be heard in October

Finalizing Smith and Convery and Amboy Ave to be heard in the 4<sup>th</sup> quarter of the year

Downtown Rehab Study – Property Site Visits

Working on Redevelopment Plans for Hall/High and Sayre Ave

**Potential projects**

Barclay & Washington

**Administration**

League of Municipalities – November 19 – 21<sup>st</sup>

6. **Engineer's Report**

**ePort2** Project complete

Meeting with Tashi this week to present the final check

Receiving a lot of inquiries regarding leasing both buildings

**Sayre Av** Spoke to LSRP, still waiting for DEP approval

Constructing concrete for 1st floor garage on western portion of the building

Framing the 3rd story on the eastern portion of the building

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

**DPW** Addressing requests of PD and DPW

**Water Works Site** Prepared preliminary concept, reviewed with Luis, need to grade and finalize and prepare an estimate.

**7. Planning Report**

**500 High Street** – Still awaiting developer execution of RDA

**599 Fayette** – Still refining the finer points of an RDA, determining the exact details of reconstructed City facilities for the Police department and DPW

**Buckeye** – Brookfield has an RDA on for consideration this evening

**Gateway** – The project is working through the resolution compliance process, and awaiting NJDEP permits, mostly relating to the site remediation. They have been responsive to the department’s comments, and appear poised to have their approvals within 2024.

**Morris + Clement** – This developer has submitted a site plan set for our consistency review, which we are currently working through. This project as you may recall, is an as-of-right 14 unit development over by Duffy park.

**Seagate** – A financial agreement, which was analyzed by the City’s financial analyst, is being considered by City Council. Should that agreement be agreed to, I’d assume a consistency set submission shortly thereafter.

**Borinqueneer Park** – Site remediation by USEPA is ongoing, there continues to be challenges posed by the presence of UXOs, and park design continues to be adjusted according to the capping approach EPA is proposing.

**Questions** – Gateway closing timeline

Morris and Clement consistency report – any concerns?

Borinqueneer Park timeline? 2 year capping

**8. Attorney’s Report (Jessica Almada)**

Working with Claremont on RDA should have comments by next week goal of listing for August

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

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

Stephanie – 274 Davidson Avenue re: Seagate – transfer of public entity to a public entity does it require a council vote

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

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

|                  |  |  |   |  |  |  |
|------------------|--|--|---|--|--|--|
| Chairperson Rosa |  |  | X |  |  |  |
|------------------|--|--|---|--|--|--|

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

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

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

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

11. **Resolutions**

- **R.07:24.01 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, SEAGATE, IV5, AND 439 PERTH CR REALTY LLC**

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

**Motion to close executive session?**

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

- **R.07:24.02** RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND AMONG THE PERTH AMBOY REDEVELOPMENT AGENCY, THE TOWNSHIP OF WOODBRIDGE REDEVELOPMENT AGENCY AND IV5 RARITAN RIVER LOGISTICS CENTER URBAN RENEWAL LLC FOR THE REDEVELOPMENT OF THE PROPERTY KNOWN AS THE “BUCKEYE RARITAN BAY TERMINAL”, AND IDENTIFIED AS BLOCK 92, LOTS 1 AND 1.01 AND BLOCK 92, LOTS 1 and 1.01 AND BLOCK 92.01, LOTS 1.01 and 1.02 ON THE OFFICIAL TAX MAPS OF THE CITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40:A:12A-1 ET SEQ.

**Do I have a motion to move the resolution? Second? Are there any questions related to the resolution? Roll call.**

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

**12. Motion to Adjourn**

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