

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE ANNUAL REORGANIZATION MEETING  
JANUARY 2, 2019**

The meeting was called to order at 6:08PM by Eric Chubenko, Executive Director. It was announced that the meeting was advertised according to the Open Public Meetings Act and was followed by the Pledge of Allegiance.

**Present Under Role:** Commissioner Talissa Andrews      Commissioner Vincent Bellino  
Commissioner Chester A. Bohanek Jr.      Commissioner Frank Kaskiw  
Commissioner Anthony Neibert      Eric Chubenko, Executive Director  
Taquilla Lowman, Secretary      Michael Sica, Esq (available by phone)

**Absent Under Roll:** Commissioner Christopher Fiore (excused) Commissioner Hardyal Singh (excused)

**Nomination for Chairperson:**

A motion was made to nominate Commissioner Neibert for the office of Chairperson by Commissioner Bohanek and seconded by Commissioner Bellino.

There were no other nominations for the office of Chairperson.

A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek, and all present vote aye and nays none.

Upon roll call for the motion nominating Commissioner Neibert for the office of Chairperson, all present voted aye, nays none.

**Nomination for Vice Chairperson:**

A motion was made to nominate Commissioner Bohanek for the office of Vice Chairperson by Chairman Neibert and seconded by Commissioner Bellino.

There were no other nominations for the office of Chairperson.

A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek, and all present vote aye and nays none.

Upon roll call for the motion nominating Commissioner Bohanek for the office of Vice Chairperson, all present voted aye, nays none.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Chairman Neibert and all present voted aye, nays none.

The meeting was adjourned at 6:11PM.

Respectfully Submitted,



Eric F. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
JANUARY 2, 2019**

The meeting was called to order at 6:11PM by Chairman Neibert.

**Present Under Role:** Commissioner Talissa Andrews                      Commissioner Vincent Bellino  
                                 Commissioner Chester A. Bohanek Jr.                      Commissioner Frank Kaskiw  
                                 Commissioner Anthony Neibert                      Eric Chubenko, Executive Director  
                                 Taqualla Lowman, Secretary                      Michael Sica, Esq (available by phone)

**Absent Under Roll:** Commissioner Christopher Fiore (excused) Commissioner Hardyal Singh (excused)

**Minutes: Annual Reorganization Meeting 11/7/18**

A motion to adopt the minutes was made by Commissioner Bellino and seconded by Commissioner Kaskiw and all present voted aye, nays none.

**Communications: None**

**Bills:** A motion to pay the bills was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call all present voted aye, nays none.

**Legal Report: None**

**New Business:**

**Resolution No.19-1 Authorizing Acquisition & Convey Certain Properties – Pershing Avenue Redevelopment Area**

**RESOLUTION NO.19-1 OF THE CARTERET REDEVELOPMENT AGENCY  
AUTHORIZING THE ACQUIRE AND CONVEY CERTAIN PROPERTIES IN  
THE PERSHING AVENUE REDEVELOPMENT AREA AND EXECUTION OF  
CERTAIN AGREEMENTS IN CONNECTION THEREWITH**

**WHEREAS**, the Carteret Redevelopment Agency (the “Agency”), a public body corporate and politic duly organized and existing under the laws of the State of New Jersey (the “State”) was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Act”), specifically, N.J.S.A. 40A:12A-11, by Ordinance No. 01-1, duly adopted by the Borough Council of the Borough of Carteret (the “Borough”) on February 1, 2001; and

**WHEREAS**, Section 4 of the Act (N.J.S.A. 40A:12A-4) permits the Borough to implement redevelopment plans and carry out redevelopment projects directly or through the Agency, as a redevelopment entity; and

**WHEREAS**, on September 20, 2018, the Borough Council (the “Borough Council”) of the Borough adopted a Resolution designating the area consisting of Block 5801, Lot 1, Block 5802, Lots 10, 19, 20, 21, 22, 23, 24, 25 & 30, and Block 6411, Lots 7, 8, 9, 10 & 11 on the Official Tax Map of the Borough (the “Redevelopment Area”) as an area need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Act”); and

**WHEREAS**, on \_\_\_\_\_, 2018, the Borough Council adopted an ordinance approving and adopting a redevelopment plan for the Redevelopment Area (the “Redevelopment Plan”); and

**WHEREAS**, the Borough owns fourteen (14) out of fifteen (15) of the parcels within the Redevelopment Area, the lone privately-owned parcel being Block 6411, Lot 9 on the Borough’s Official Tax Map, commonly known as 241

Pershing Avenue (the "**Pershing Avenue Property**"), a .1891 acre parcel with improvements consisting of a two-family home, owned by Bonifacio and Maria Blanco (the "**Blancos**"); and

**WHEREAS**, the Borough desires to acquire title to the Pershing Avenue Property to carry out the goals of the Redevelopment Plan; and

**WHEREAS**, the Borough and Blancos have entered or anticipate entering into an Agreement for Transfer of Real Property (the "**Land Swap Agreement**"), wherein the Borough will arrange for the construction of a similar structure to the two-family home (the "**Project**") upon a similar parcel on Noe Street, identified on the Official Tax Map of the Borough as Block 5802, Lot 25 (the "**Noe Street Property**"), a 0.1722 vacant lot, after which the Blancos will convey the Pershing Avenue Property to the Borough and the Borough will convey the Noe Street Property to the Blancos; and

**WHEREAS**, after the construction of the Project on the Noe Street Property, the Blancos will convey the Pershing Avenue Property to the Borough in exchange for the Borough conveying the Noe Street Property to the Blancos, along with other consideration described herein, in accordance with the terms and conditions described below; and

**WHEREAS**, Section 22 of the Act (N.J.S.A. 40A:12A-22) permits the Borough and the Agency to acquire and/or sell interest in any property on terms and at such prices as they determine to be reasonable, and to enter into all contracts and agreements necessary or incidental thereto; and

**WHEREAS**, in order to effectuate the construction of the Project on the Noe Street Property, Kalian Companies (the "**Redeveloper**") has been designated as Redeveloper for the Noe Street Property; and

**WHEREAS**, the Agency desires to: (i) authorize the execution of a redevelopment agreement with the Redeveloper in connection with the Project (the "**Redevelopment Agreement**") or to accept an assignment thereof from the Borough and (ii) authorize the execution of the Land Swap Agreement with the Blancos or to accept an assignment thereof from the Borough.

**NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:**

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency is hereby authorized to acquire, from the Blancos, the Pershing Avenue Property, and to convey the Project Parcel to the Blancos in accordance with the terms of the Redevelopment Agreement and the Agreement for Transfer of Real Property.
3. The Agency is hereby authorized to arrange for the construction, by the Redeveloper, of the Project on the Noe Street Property.
4. The Chairperson, Vice Chairperson, and Executive Director of the Agency (each an "Authorized Officer(s)") are hereby authorized and directed to (i) execute and deliver, and the Secretary is hereby authorized and directed to attest to such execution and to affix the corporate seal of the Agency to, the Land Swap Agreement, the Redevelopment Agreement, and any other agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer or the Secretary, after consultation with such counsel and advisors as deemed appropriate and necessary, to be executed in connection with the undertaking of the Project and/or the transaction provided for in the Land Swap Agreement, and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient relative thereto.
5. This resolution shall take effect immediately.

**Resolution No.19-2 Authorization to Make Application to the Planning Board**

**RESOLUTION NO.19-2 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING  
APPLICATION TO THE CARTERET PLANNING BOARD**

**WHEREAS,** the Borough of Carteret is the fee title owner of certain real property on Noe Street identified as Block 5802, Lot 25 on the tax map of the Borough (the "Noe Street Property"); and

**WHEREAS,** the Borough has requested that the Agency authorize site plan applications to the Carteret Planning Board for the Noe Street Property.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**Section 1.** The Executive Director, or the Executive Director's designee (each an "Authorized Officer"), are hereby each severally authorized and directed, after consultation with such counsel and any advisors to the Agency (collectively, the "Consultants"), as such Authorized Officer deems necessary, desirable or convenient in such Authorized Officer's sole discretion, (i) to prepare and submit one or more applications to the Carteret Planning Board for the Noe Street Property for site plan approval and to represent the Agency with respect thereto and (ii) to execute and enter into any and all related agreements, instruments and other documents related thereto.

**Section 2.** All actions of the Authorized Officers and the Consultants taken prior to the date of adoption hereof in connection herewith are hereby ratified and approved.

**Section 3.** This Resolution shall take effect at the time and in the manner prescribed by law.

**Resolution No.19-3 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #19-3  
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH  
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

**WHEREAS,** the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

**WHEREAS,** invoices have been submitted to the Redevelopment Agency for payment;

**NOW THEREFORE BE IT RESOLVED,** that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

James P Nolan and Associates	\$262.00	(Legal Fees R&R Racing-12 Locust Street)
Treasurer State of New Jersey	\$1,779.00	(DEP Fees 130 Washington Avenue)
Carteret Housing Authority	\$6,994.16	(Property Management)
Borough Of Carteret	\$108,405.77	(Rents Collected for Borough)

**BE IT FURTHER RESOLVED,** that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

None

**BE IT FURTHER RESOLVED,** that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

**Resolution No.19-4 Authorizing Agreement-Carteret Business Partnership 27-29 Washington Avenue**

**CARTERET REDEVELOPMENT AGENCY**

**RESOLUTION #19-4**

**AUTHORIZING THE CARTERET BUSINESS PARTNERSHIP, INC. TO IMPLEMENT THE RELOCATION PLAN FOR CERTAIN BUSINESSES IN THE WASHINGTON AVENUE REDEVELOPMENT AREA TO 27-29 WASHINGTON AVENUE, UNDERTAKE ANY NECESSARY IMPROVEMENTS AND FIT OUT FOR SUCH RELOCATION AND SHARE THE COSTS RELATED THERETO**

**WHEREAS**, the Borough of Carteret and Carteret Redevelopment Agency have requested that the Carteret Business Partnership work with their respective Agencies for the purpose of relocating certain businesses into the property located at 27-29 Washington Avenue.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**Section 1.** The Executive Director, or the Executive Director's designee (each an "Authorized Officer"), are hereby each severally authorized and directed, after consultation with such counsel and any advisors to the Agency (collectively, the "Consultants"), as such Authorized Officer deems necessary, desirable or convenient in such Authorized Officer's sole discretion, (i) to work in conjunction with the Carteret Business Partnership to relocate certain businesses into the property located at 27-29 Washington Avenue and to provide reimbursement to the Carteret Business Partnership for half of the costs associated thereto and (ii) to execute and enter into any and all related agreements, instruments and other documents related thereto.

**Section 2.** All actions of the Authorized Officers and the Consultants taken prior to the date of adoption hereof in connection herewith are hereby ratified and approved.

**Section 3.** This Resolution shall take effect at the time and in the manner prescribed by law.

A motion to adopt Resolutions No.19-1, No.19-2, No.19-3 and No.19-4 was made by Commissioner Bellino and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

**Old Business:** None

**Commissioner Comments:** None.

There was no public present so there was no motion made to open the meeting to the public for comments. A motion to adjourn the meeting was made by Commissioner Kaskiw and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:19pm.

Respectfully Submitted,

  
Eric R. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 5, 2019**

The meeting was called to order at 6:02PM by Chairman Neibert.

<b>Present Under Role:</b>	Chairman Anthony Neibert Commissioner Hardyal Singh Eric Chubenko, Executive Director	Vice Chairman Chester A. Bohanek Jr Commissioner Frank Kaskiw Taqualla Lowman, Secretary
<b>Absent Under Roll:</b>	Commissioner Talissa Andrews (excused) Commissioner Christopher Fiore (excused)	Commissioner Vincent Bellino (excused) Michael Sica, Esq (available by phone)

**Minutes: Regular Meeting 12/4/18**

A motion to adopt the minutes was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

**Communications: None**

**Bills:** A motion to pay the bills was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

**Legal Report: None**

**New Business:**

**Resolution No.19-5 Authorizing Acquisition of Certain Property**

**RESOLUTION NO.19-5 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING THE  
ACQUISITION OF CERTAIN PROPERTY IN THE WASHINGTON AVE REDEVELOPMENT AREA IN THE  
BOROUGH OF CARTERET**

**WHEREAS**, the Carteret Redevelopment Agency (the “**Agency**”), a public body corporate and politic duly organized and existing under the laws of the State of New Jersey (the “**State**”) was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “**Redevelopment Law**”), specifically, N.J.S.A. 40A:12A-11, by Ordinance No. 01-1, duly adopted by the Borough Council of the Borough of Carteret (the “**Borough**”) on February 1, 2001; and

**WHEREAS**, the Borough previously adopted a resolution designated certain properties along and around Washington Avenue in the Borough (the “**Washington Avenue Redevelopment Area**”) as an “area in need of redevelopment” under the Redevelopment Law; and

**WHEREAS**, the Borough is authorized to use all the powers provided under the Redevelopment Law for use in a redevelopment area, including the power of eminent domain; and

**WHEREAS**, the Borough subsequently adopted an ordinance approving a redevelopment plan for the Washington Avenue Redevelopment Area (the “**Redevelopment Plan**”); and

**WHEREAS**, the Agency is charged with the responsibility of implementing the redevelopment plans adopted by the Borough; and

**WHEREAS**, the Agency desires to authorize the acquisition of the property designated as Block 6703, Lot 4 and commonly known as 59-61 Washington Avenue (the “**Property**”), located in in the Washington Avenue Redevelopment

Area, for the purpose of effectuating the redevelopment thereof, either pursuant to a negotiated Purchase and Sale Agreement or by other means authorized by applicable law.

**NOW, THEREFORE, BE IT RESOLVED BY THE CARTERET REDEVELOPMENT AGENCY AS FOLLOWS:**

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Agency is further authorized to take any and all actions necessary to acquire the Property, including by gift, bequeath, devise, purchase or condemnation, as necessary.
3. The Chairperson, Vice Chairperson and Secretary of the Agency (each an “**Authorized Officer(s)**”) are hereby authorized and directed to, in order to effectuate the purposes of this resolution (i) execute and deliver any agreement, document, instrument or certificate deemed necessary, desirable or convenient by an Authorized Officer, in their respective sole discretion, after consultation with such counsel and advisors as deemed appropriate and necessary and (ii) perform such other action(s) as the Authorized Officers deem necessary, desirable or convenient.
4. This resolution shall take effect immediately.

**Resolution No.19-6 FY2018 Budget Adoption (attached)**

**Resolution No.19-7 FY2019 Late Budget Resolution**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #19-7  
LATE SUBMISSION OF FY2019 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the initial submission of its FY2019 Agency Budget at the February 5, 2019 Board of Commissioners Meeting, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency took additional time to prepare the submission because the Agency could not introduce the FY2019 Agency Budget until the adoption of the FY2018 Agency Budget which was recently approved for adoption by the State of NJ;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2019 late budget submission.

**Resolution No.19-8 FY2019 Budget Introduction (attached)**

**Resolution No.19-9 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #19-9  
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH  
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Development Account for the following invoices and not to exceed the specified amounts;

Treasurer State of New Jersey	\$237.00	(56-58 Washington Avenue Inspection Fee)
Lawngevity	(Attached)	(Lawn Care/Landscaping Services)

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

None

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt Resolutions No.19-5, No.19-6, No.19-7, No.19-8 and No.19-9 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.

**Old Business:** None

**Commissioner Comments:** None.

There was no public present so there was no motion made to open the meeting to the public for comments.

A motion to adjourn the meeting was made by Commissioner Singh and seconded by Vice Chairman Bohanek and all present voted aye, nays none. The meeting adjourned at 6:12pm.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director



**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
MARCH 5, 2019**

The meeting was called to order at 6:10PM by Chairman Neibert.

**Present Under Role:** Chairman Anthony Neibert  
Commissioner Talissa Andrews  
Eric Chubenko, Executive Director

Vice Chairman Chester A. Bohanek Jr  
Commissioner Frank Kaskiw  
Taqualla Lowman, Secretary

**Absent Under Roll:** Commissioner Vincent Bellino (excused)  
Commissioner Hardyal Singh (excused)

Commissioner Christopher Fiore (excused)  
Michael Sica, Esq (available by phone)

**Minutes: Annual Reorganization Meeting 1/2/19**

A motion to adopt the minutes was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and all present voted aye, nays none.

**Minutes: Regular Meeting 1/2/19**

A motion to adopt the minutes was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

**Communications: None**

**Bills:** A motion to pay the bills was made by Commissioner Kaskiw and seconded by Vice Chairman Bohanek and upon roll call all present voted aye, nays none.

**Legal Report: None**

**New Business:**

**Resolution No.19-10 Memorializing Emergency Procurement for Storm Damages**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #19-10**

**MEMORIALIZING EMERGENCY PROCUREMENT FOR DAMAGES INCURRED DURING STORM**

WHEREAS, the Agency incurred substantial damages to the roof at 135-137 Washington Avenue and partial damages to the siding and roofing at 45-47 Washington Avenue during the storm that came through the area on February 25, 2019 with heavy rains and winds upwards of 60 miles per hour, and;

WHEREAS, the Agency moved forward immediately with trying to repair the damages to the roof and securing the siding so as not to incur more damages with additional rain and snow, and;

WHEREAS, the Agency identified the situation as a clear emergency and is working with a local roofing and siding contractor to immediately perform the repairs;

NOW THEREFORE BE IT RESOLVED, the Board of Commissioners memorializes the emergency procurement for damages incurred to the roofing and siding of 135-137 Washington Avenue and 45-47 Washington Avenue during the storm on and around February 25, 2019, and;

BE IT FURTHER RESOLVED, that when the invoices are received, they will be forwarded to the Board of Commissioners for approval, and;

BE IT FURTHER RESOLVED, that funds for the repairs are authorized from the CARA Development Account.

**Resolution No.19-11 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #19-11  
AUTHORIZING PAYMENT FOR EXPENSES ASSOCIATED WITH  
THE CARA DEVELOPMENT ACCOUNT AND BOND PROCEEDS**

WHEREAS, the Borough of Carteret has previously authorized the Redevelopment Agency to procure and/or make payment for various goods and services, and;

WHEREAS, invoices have been submitted to the Redevelopment Agency for payment;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners hereby authorizes payment from the CARA Beacon Planning (Attached) (Various Redevelopment Areas)

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the LRABD Bond Proceeds for the following invoices and in the specified amounts;

None

BE IT FURTHER RESOLVED, that the Board of Commissioners hereby authorizes payment from the Washington Avenue Bond Proceeds for the following invoices and in the specified amounts;

None

A motion to adopt a consent agenda for Resolutions No.19-10 and No.19-11 was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and upon roll call, all present voted aye, nays none.


**Old Business:** None

**Commissioner Comments:** None.

There was no public present so there was no motion made to open the meeting to the public for comments.

A motion to adjourn the meeting was made by Vice Chairman Bohanek and seconded by Commissioner Kaskiw and all present voted aye, nays none. The meeting adjourned at 6:15pm.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director