

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
JANUARY 4, 2022**

The meeting was called to order at 6:04PM by Chairman Neibert.

The meeting was held via Zoom conference call due to the ongoing pandemic.

**Present Under Role:** Commissioner Chester A. Bohanek Jr. Commissioner Vincent Bellino  
Commissioner Anthony Neibert Commissioner Hardy Singh  
Eric Chubenko, Executive Director Michael Sica, Esq

**Absent Under Roll:** Commissioner Hiz Lady TD Andrewz (excused) Commissioner Christopher Fiore (excused)  
Commissioner Frank Kaskiw (excused) Taqualla Lowman, Secretary (excused)

**Minutes:** None

**Communications:** None

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

**Legal Report:** Progress

**New Business:**

**Resolution No.22-1 2022 Interim Budget**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-1  
AUTHORIZING INTERIM FY2022 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency desires to authorize an interim FY2022 Agency Budget until such time as the FY2021 Agency adopted budget is approved by the State of NJ, and;

WHEREAS, the Carteret Redevelopment Agency has attached an interim FY2022 Agency Budget until the State of NJ budget is introduced;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the attached interim FY2022 Agency budget.

**Resolution No.22-2 Authorizing Execution of Lease 50-60 Gulino Place**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.22-2  
AUTHORIZING EXECUTION OF LEASE 50-60 GULINO PLACE**

WHEREAS, the Redevelopment Agency working in cooperation with the Borough has previously purchased the property located at 50-60 Gulino Place, and;

WHEREAS, the Redevelopment Agency has worked with the Borough of Carteret and Economic Development Office to lease the vacant land, and;

Carteret Redevelopment Agency  
Minutes of the Regular Meeting  
January 4, 2022

WHEREAS, the Agency has tentatively negotiated with a perspective business to lease the property to park trailers on the site;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners, that the Executive Director is authorized to negotiate and execute a lease for the vacant property located at 50-60 Gulino Place subject to review by the Agency's legal counsel.

**Resolution No.22-3 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-3  
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;

Nolan and Associates	\$1,137.50	(Legal Services)
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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.22-1, No.22-2 and No.22-3 was made Commissioner Bellino and seconded by Commissioner Singh and upon roll call, all present voted aye, nays none.

**Old Business:** None

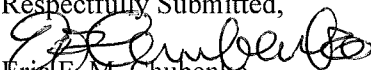
**Commissioner Comments:** The Commissioners and Executive Director wished each other a Happy New Year.

A motion to open the meeting to the public was made by Commissioner Bellino and seconded by Commissioner Singh and all present voted aye, nays none.

There was no public present.

A motion to close the meeting to the public was made by Commissioner Bellino and seconded by Chairman Neibert and all present voted aye, nays none.

A motion to adjourn the meeting was made by Chairman Neibert and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:11pm.

Respectfully Submitted,  
  
Eric E. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE ANNUAL REORGANIZATION MEETING  
JANUARY 4, 2022**

The meeting was called to order at 6:00PM by Eric Chubenko, Executive Director. The meeting was held via Zoom conference call due to the ongoing pandemic. 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 Chester A. Bohanek Jr. Commissioner Vincent Bellino  
Commissioner Anthony Neibert Commissioner Hardyal Singh  
Eric Chubenko, Executive Director

**Absent Under Roll:** Commissioner Hiz Lady TD Andrewz (excused) Commissioner Christopher Fiore (excused)  
Commissioner Frank Kaskiw (excused) Taqualla Lowman, Secretary (excused)  
Michael Sica, Esq (available by phone)

**Nomination for Chairperson:**

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

There were no other nominations for the office of Chairperson.

A motion to close nominations for the office of Chairperson was made by Commissioner Bohanek and seconded by Commissioner Bellino, 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.

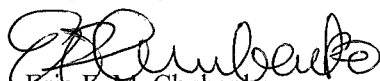
A motion to close nominations for the office of Chairperson was made by Chairman Neibert and seconded by Commissioner Bellino, and all present vote aye and nays none.

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 Commissioner Singh and seconded by Commissioner Bellino and all present voted aye, nays none.

The meeting was adjourned at 6:04PM.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
MAY 3, 2022**

The meeting was called to order at 6:05PM by Chairman Neibert.

The meeting was held via Zoom conference call due to the ongoing pandemic.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr  
Commissioner Vincent Bellino Commissioner Frank Kaskiw  
Eric Chubenko, Executive Director

**Absent Under Roll:** Commissioner Hiz Lady T.D. Andrewz (excused) Commissioner Christopher Fiore (excused)  
Commissioner Hardyal Singh (excused) Michael Sica, Esq (available by phone)  
Taqualla Lowman, Secretary (excused)

**Minutes: Regular Meeting 4/6/21**

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

**Minutes: Regular Meeting 6/1/21**

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

**Communications: None**

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

**Legal Report: Progress**

**New Business:**

**Resolution No.22-4 Appointing Qualified Purchasing Agent**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.22-4  
APPOINTING QUALIFIED PURCHASING AGENT**

WHEREAS, the recent changes to the Local Public Contracts Law gave local contracting units the ability to increase their bid threshold up to \$40,000.00, and;

WHEREAS, N.J.S.A. 40A:11-3a, permits an increase in the bid threshold if a Qualified Purchasing Agent is appointed as well as granted the authorization to negotiate and award such contracts below the bid threshold, and;

WHEREAS, N.J.A.C. 5:34-5 et seq. establishes the criteria for qualifying as a Qualified Purchasing Agent, and;

WHEREAS, Kimberly Gonzales possesses the designation of Qualified Purchasing Agent as issued by the Director of the division of Local Government Services in accordance with N.J.A.C. 5:34-5 et seq., and;

WHEREAS, the Carteret Redevelopment Agency, County of Middlesex, desires to take advantage of the increased bid threshold for purchases of \$40,000.00 or more, and the quotation thresholds of \$2,000.00 and \$6,000.00 as detailed in the Authority's procurement policy;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency Board of Commissioners appoints Kimberly Gonzales as the Qualified Purchasing Agent to exercise the duties of a purchasing agent to N.J.S.A. 40A:11-2(30), with specific relevance to the authority, responsibility, and accountability of the purchasing activity of the contracting unit, and;

BE IT FURTHER RESOLVED, that this appointment shall be effective immediately, and;

BE IT FURTHER RESOLVED, that the Carteret Redevelopment Agency, County of Middlesex, desires to take advantage of the increased bid threshold for purchases of \$40,000.00 or more, and the quotation thresholds of \$2,000.00 and \$6,000.00 as detailed and amended in the Authority's procurement policy;

BE IT FURTHER RESOLVED, that in accordance with N.J.A.C. 5:34-5.2 the Authority is hereby authorized and directed to forward a certified copy of this resolution and a copy of Kimberly Gonzales's certification to the Director of the Division of Local Government Services.

**Resolution No.22-5 Authorizing Interlocal with the Borough of Carteret and Appointment of Part Time Asst ED**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-5  
AUTHORIZING AN INTERLOCAL AGREEMENT WITH THE BOROUGH OF CARTERET AND THE  
APPOINTMENT OF A PART TIME ASSISTANT EXECUTIVE DIRECTOR**

WHEREAS, the Carteret Redevelopment Agency desires the services of a part time Assistant Executive Director to assist the Executive Director and Board of Commissioners with administrative tasks, and;

WHEREAS, it is the recommendation of the Board of Commissioners that Mr. Peter Agliata be hired as a part time non-benefit employee for the Redevelopment Agency, and;

WHEREAS, as part time Assistant Executive Director Mr. Agliata will assist the Executive Director and Board of Commissioners as needed with the monthly meetings of the Agency and with the day to day operations, and;

WHEREAS, it is the recommendation that the salary for part time secretary shall be \$12,000.00 per year payable to Mr. Agliata, and;

WHEREAS, Mr. Agliata is an active employee of the Borough of Carteret and it is further desired that the Agency and Borough of Carteret enter into an interlocal agreement whereby the Borough of Carteret pays Mr. Agliata \$12,000.00 annually in addition to his normal salary paid by the Borough of Carteret, and;

WHEREAS, the Borough of Carteret shall bill the Carteret Redevelopment Agency on an agreed upon period for reimbursement of the \$12,000.00 annual salary paid to Mr. Agliata;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency hires Mr. Peter Agliata as a part time Assistant Executive Director at an annual salary of \$12,000.00, payable to Mr. Agliata through the payroll of the Borough of Carteret, and;

BE IT FURTHER RESOLVED, that the Borough of Carteret shall bill the Carteret Redevelopment Agency for reimbursement of the \$12,000.00 annual salary on an agreed upon reimbursement basis as determined by the Borough of Carteret and the Carteret Redevelopment Agency.

**Resolution No.22-6 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-6  
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;

Nolan and Associates	\$4,560.00	(Legal Services)
Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
NJDEP	\$550.00	(Site Remediation Permit)
Macmanimon Scotland and Baumann	\$96,382.99	(Misc Special Counsel Bills)
Elizabethtown Gas	\$1,200.00	(Gas Disconnects)
New Jersey Realty Advisory Group	\$2,500.00	(Appraisals)

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

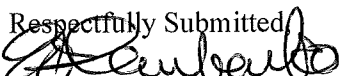
A motion to adopt a consent agenda for Resolutions No.22-4, No.22-5 and No.22-6 was made Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

**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 Chairman Neibert 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  
NOVEMBER 1, 2022**

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

The meeting was held via Zoom conference call due to the ongoing pandemic.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr  
Commissioner Vincent Bellino Commissioner Frank Kaskiw (6:08pm)  
Commissioner Hardyal Singh Eric Chubenko, Executive Director

**Absent Under Roll:** Commissioner Hiz Lady T.D. Andrewz (excused) Commissioner Christopher Fiore (excused)  
Michael Sica, Esq (available by phone) Taqualla Lowman, Secretary (excused)

**Minutes: Regular Meeting 7/13/21**

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

**Minutes: Regular Meeting 12/7/21**

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

**Communications: None**

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

**Legal Report: Progress**

**New Business:**

**Resolution No.22-7 Adoption of 2023 Board Meeting Calendar**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-7  
ADOPTION OF THE 2023 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2023 calendar year;

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners, that the following dates are designated as the Agency's Regular Meetings for the 2022 calendar year:

January 3, 2023	April 4, 2023	September 5, 2023	December 5, 2023
February 7, 2023	May 2, 2023	October 3, 2023	
March 7, 2023	June 13, 2023	November 8, 2023	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 3, 2023 prior to the start of the regular meeting.

**Resolution No.22-8 Designating Official Newspapers for 2023**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.22-8  
DESIGNATING OFFICIAL NEWSPAPERS FOR 2022**

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners that the following newspapers are designated as the Agency's official newspapers for the 2023 calendar year:

Home News Tribune  
The Star Ledger

**Resolution No.22-9 Designating Official Banks for 2023**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.22-9  
DESIGNATING OFFICIAL BANKS FOR 2023**

NOW THEREFORE BE IT RESOLVED, by the Carteret Redevelopment Agency Board of Commissioners that the following banks are designated as the Agency's official depositories of funds for the 2023 calendar year:

Investors Bank  
BCB

**Resolution No.22-10 2023 Interim Budget**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-10  
AUTHORIZING INTERIM FY2023 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency desires to authorize an interim FY2023 Agency Budget until such time as the FY2022 Agency adopted budget is approved by the State of NJ, and;

WHEREAS, the Carteret Redevelopment Agency has attached an interim FY2023 Agency Budget until the State of NJ budget is introduced;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the attached interim FY2023 Agency budget.

**Resolution No.22-11 Authorizing Payment for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #22-11  
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 Development Account for the following invoices and not to exceed the specified amounts;

Borough of Carteret	\$3,024.00	(Plenary Consumption License)
Lawngevity	\$Attached	(Lawn Services)
Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
ABS Environmental	\$1,666.00	(Asbestos Certifications)
Arthur Gallagher Risk Management	\$250.00	(Insurance)

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.22-7, No.22-8, No.22-9, No.22-10 and No.22-11 was made Commissioner Bellino and seconded by Commissioner Singh and all present voted aye, nays none.

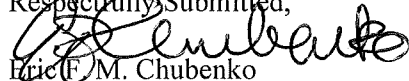
**Old Business: None**

**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 Chairman Neibert and seconded by Chairman Kaskiw and all present voted aye, nays none. The meeting adjourned at 6:10pm.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director