

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
MARCH 3, 2023**

The meeting was called to order at 6:14PM by Chairman Neibert.

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

Present Under Role: Commissioner Hiz Lady TD Andrewz Commissioner Chester A. Bohanek Jr.
Commissioner Christopher Fiore Commissioner Frank Kaskiw
Commissioner Anthony Neibert Eric Chubenko, Executive Director
Peter Agliata, Assistant Executive Director

Absent Under Roll: Commissioner Vincent Bellino (excused) Commissioner Hardyal Singh (excused)
Taqualla Lowman, Secretary (excused) Michael Sica, Esq (available by phone)

Minutes: Annual Reorganization Meeting 1/4/22

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

Minutes: Regular Meeting 1/4/22

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 5/3/22

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

Communications: None

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

Legal Report: Progress

New Business:

Resolution No.23-1 Authorizing Acquisition of Certain Properties – 100, 110 and 120 Minue Street

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.23-1**

AUTHORIZING THE ACQUISITION OF PROPERTIES COMMONLY KNOWN AS 100, 110 AND 120 MINUE STREET AND FURTHER IDENTIFIED ON THE BOROUGH TAX MAP AS BLOCK 2702, LOT 25 AND BLOCK 2706, LOTS 1 AND 2

WHEREAS, on July 21, 2005, the Borough of Carteret (the “Borough”) adopted Resolution No. 05-227 declaring certain the properties as an area in need of redevelopment, including without limitation, 100 Minue Street, Carteret, New Jersey and further identified on the Borough tax map as Block 2702, Lot 25 (f.k.a. Block 50.01, Lot 32.01) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”); and

WHEREAS, on January 26, 2006, the Borough finally adopted Ordinance No. 06-02 approving the West Carteret Minue Street Retail Redevelopment Plan; and

WHEREAS, on July 10, 2006, the Borough adopted Resolution No. 06-211 declaring certain properties as an area in need of redevelopment, including without limitation, 110 Minue Street and 120 Minue Street, Carteret, New Jersey and further identified on the Borough tax map as Block 2706, Lots 1 and 2 (f.k.a. Block 49.03, Lots 1.01 and 1.02) in accordance with the Redevelopment Law; and

WHEREAS, on September 7, 2006, the Borough finally adopted Ordinance No. 06-47 approving the West Carteret Minue Street Retail Redevelopment Plan – Phase II; and

WHEREAS, pursuant to the Redevelopment Law, the Carteret Redevelopment Agency (the “Agency”) is authorized to acquire properties within redevelopment areas by negotiation or condemnation; and

WHEREAS, the Agency has determined that it would serve the purposes of the Agency and the Redevelopment Law to acquire those properties within the redevelopment areas commonly known as 100 Minue Street, 110 Minue Street and 120 Minue Street and further identified on the Borough’s tax map as Block 2702, Lot 25 and Block 2706, Lots 1 and 2 (the “Properties”) for redevelopment purposes:

NOW THEREFORE, BE IT RESOLVED by the Carteret Redevelopment Agency as follows:

Section 1. The acquisition by negotiation and/or eminent domain of the Properties is hereby authorized.

Section 2. 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, to execute and enter into any and all agreements, instruments and other related documents, and take any and all other actions as such Authorized Officer shall deem necessary, convenient or desirable, to effectuate the acquisition of the Properties.

Section 3. 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 4. This Resolution shall take effect at the time and in the manner prescribed by law.

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.23-2 Authorizing Payments Associated With the CARA Development Account and Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-2
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;

Carteret Redevelopment Agency
Minutes of the Regular Meeting
March 7, 2023

Lawngevity	\$1,058.00	(Lawn Services)
Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
NJ Realty Advisory Group	\$5,700.00	(Appraisals)
McManimon Scotland and Baumann	\$Attached	(Legal Service)

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.23-1 and No.23-2 was made Vice Chairman Bohanek and seconded by Chairman Neibert and all present voted aye, nays none.

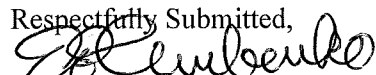
Old Business: None

Commissioner Comments:

Chairman Neibert thanked everyone for being elected again as Chairperson.

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 Kaskiw and all present voted aye, nays none. The meeting adjourned at 6:20pm.

Respectfully Submitted,

Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE ANNUAL REORGANIZATION MEETING
MARCH 7, 2023**

The meeting was called to order at 6:10PM 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 Hiz Lady TD Andrewz Commissioner Chester A. Bohanek Jr.
Commissioner Christopher Fiore Commissioner Frank Kaskiw
Commissioner Anthony Neibert Eric Chubenko, Executive Director
Peter Agliata, Assistant Executive Director

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

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 Neibert, 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 Kaskiw.

There were no other nominations for the office of Chairperson.

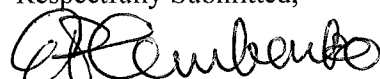
A motion to close nominations for the office of Chairperson was made by Chairman Neibert and seconded by Commissioner Fiore, and all present vote aye and nays none.

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 Chairman Neibert and seconded by Vice Chairman Bohanek and all present voted aye, nays none.

The meeting was adjourned at 6:14PM.

Respectfully Submitted,


Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
SEPTEMBER 5, 2023**

The meeting was called to order at 6:00PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.
Commissioner Hiz Lady TD Andrewz Commissioner Vincent Bellino
Commissioner Hardy Singh Eric Chubenko, Executive Director
Peter Agliata, Asst Executive Director Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Christopher Fiore (excused) Commissioner Frank Kaskiw (excused)

Minutes: Regular Meeting 11/1/22

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

Legal Report: Progress

New Business:

Resolution No.23-3 Authorizing Payments Associated With the CARA Development Account and Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-3
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;

Carteret Redevelopment Agency	\$50,000.00	(Budget Subsidy)
NJ Realty Advisory Group	\$5,500.00	(Appraisals)
Borough of Carteret	\$3,024.00	(Liquor License Renewals)
James P. Nolan and Associates	\$112.50	(Landlord Tenant Matter)
Lawngevity	\$Attached	(Lawn Services)
Borough of Carteret	\$2,535.97	(Sewer Fees)
Treasurer State of NJ	\$420.00	(LSRP Fee)
67-69 Washington Ave LLC	\$100,000.00	(Partial Relocation Fee)
Beacon Planning and Consulting	\$5,055.00	(Planning Services)
Carteret Business Partnership	\$985.00	(Reimbursement for Quickbooks Subscription)

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 Resolution No.23-3 was made Commissioner Bellino and seconded by Commissioner Singh and all present voted aye, nays none.

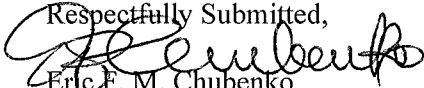
Old Business: None

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 Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none. The meeting adjourned at 6:05pm.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director

**CARTERET REDEVELOPMENT AGENCY
MINUTES OF THE REGULAR MEETING
NOVEMBER 8, 2023**

The meeting was called to order at 6:01PM by Chairman Neibert.

Present Under Role: Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.
Commissioner Vincent Bellino Commissioner Frank Kaskiw
Commissioner Hardyal Singh Eric Chubenko, Executive Director
Peter Agliata, Asst Executive Director Taqualla Lowman, Secretary

Absent Under Roll: Commissioner Hiz Lady TD Andrewz (excused) Commissioner Christopher Fiore (excused)

Minutes: Annual Reorganization Meeting 3/7/23

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

Minutes: Regular Meeting 3/7/23

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

Communications: None

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

Legal Report: Progress

New Business:

Resolution No.23-4 Adoption of 2024 Board Meeting Calendar

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-4
ADOPTION OF THE 2024 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2024 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 2024 calendar year:

January 2, 2024	April 2, 2024	September 3, 2024	December 3, 2024
February 6, 2024	May 7, 2024	October 1, 2024	
March 5, 2024	June 11, 2024	November 6, 2024	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 2, 2024 prior to the start of the regular meeting.

Resolution No.23-5 Designation of Official Newspapers for 2024

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.23-5
DESIGNATING OFFICIAL NEWSPAPERS FOR 2024**

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 2024 calendar year:

Home News Tribune
The Star Ledger

Resolution No.23-6 Designating Official Banks for 2024

**Res CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.23-6
DESIGNATING OFFICIAL BANKS FOR 2024**

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 2024 calendar year:

Investors Bank
BCB

Resolution No.23-7 2024 Interim Budget Adoption

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-7
AUTHORIZING INTERIM FY2024 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency desires to authorize an interim FY2024 Agency Budget, and;

WHEREAS, the Carteret Redevelopment Agency has attached an interim FY2024 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 FY2024 Agency budget.

Resolution No.23-8 Award of Contract for Repairs at Various Properties

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-8
AUTHORIZING AWARD OF CONTRACT FOR REPAIRS AT VARIOUS PROPERTIES**

WHEREAS, the Carteret Redevelopment Agency is in need of renovations at several properties owned, and/or managed by the Agency, and;

WHEREAS, prices were solicited from 3 different contractors for repairs at 188 Pershing Avenue, 69 Atlantic Street and 73 Atlantic Street, and;

WHEREAS, the contractors were given several weeks to review the properties and to submit their respective quotes, and;

WHEREAS, the following quotes were received;
Elite General Services LLC \$36,000.00 Total
Adirondack Contracting Inc \$37,975.00 Total
Stallion Home Improvement Did not submit a Quote

WHEREAS, the quotes were reviewed and submitted to the QPA for further review, and;

WHEREAS, it is recommended that an award of contract be given to Elite General Services LLC in an amount not to exceed \$36,000.00;

NOW THEREFORE BE IT RESOLVED, that the Carteret Redevelopment Agency authorizes an award of contract to Elite General Services LLC, for renovations at 188 Pershing Avenue, 69 Atlantic Street and 73 Atlantic Street, in an amount not to exceed \$36,000.00, and;

BE IT FURTHER RESOLVED, that the funding for this contract shall be authorized from the CARA Development Account.

Resolution No.23-9 Authorizing Payments Associated With the CARA Development Account and Bond Proceeds

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION #23-9
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;

Borough of Carteret	\$7,085.36	(Sewer Fees)
Borough of Carteret	\$15,000.00	(Interlocal Salary Reimbursement)
NJ Realty Advisory Group	\$700.00	(Appraisals)
Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
James P. Nolan and Associates	\$90.00	(Legal Services)
Lawngevity	\$Attached	(Lawn Services)
Peter Agliata	\$318.00	(Reimbursement)

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.23-10 FY0219 Audit Certification

**CARTERET REDEVELOPMENT AGENCY
RESOLUTION NO.23-10
FY 2019 AUDIT REVIEW CERTIFICATE**

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and;

WHEREAS, the annual audit report for the fiscal year ended December 31, 2019 has been completed and filed with the New Jersey Department of Community Affairs Local Finance Board pursuant to N.J.S.A. 40A:5A-15, and;

WHEREAS, N.J.S.A. 40A:5A-17, requires that the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and;

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17;

NOW THEREFORE BE IT RESOLVED, that the governing body of the Carteret Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2019, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board;

BE IT FURTHER RESOLVED, that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by certified true copy of this resolution.

It is hereby certified that this is a true copy of the resolution passed at the Meeting held on November 8, 2023.

A motion to adopt a consent agenda for Resolutions No.23-4, No.23-5, No.23-6, No.23-7, No.23-8, No.23-9 and No.23-10 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

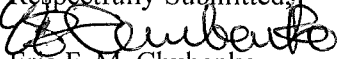
Old Business: None

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 Commissioner Bellino and seconded by Commissioner Kaskiw and all present voted aye, nays none. The meeting adjourned at 6:08pm.

Respectfully Submitted,



Eric F. M. Chubenko
Executive Director