



## PERTH AMBOY REDEVELOPMENT AGENCY

Tuesday, September 29, 2026

### Regular Meeting Agenda

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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, September 29, 2026, at 6:00 pm at Perth Amboy City Hall Council Chambers, 260 High Street, Perth Amboy, New Jersey 08861.

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Notices of this meeting have been posted in the City Clerk's Office and on the Perth Amboy Redevelopment Agency's webpage on the City's website.

Members of the public making comments are requested to identify themselves by name and address. Written public comments by letter or email will be accepted 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         |         |        |         |
| Comm. Jimenez          |         |        |         |
| Council Member Morales |         |        |         |
| Comm. Santana          |         |        |         |
| Comm. Velez            |         |        |         |
| Comm. Young            |         |        |         |
| Chairperson Rosa       |         |        |         |

#### 3. Bill List

##### a. August – \$33,372.62

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

4. **Meeting Minutes – August 25, 2026**

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

Special Meeting Minutes – September 2, 2026

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

5. **Executive Director's Report**

6. **Engineer's Report**

7. **Planning Report**

8. **Attorney's Report**

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

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

**Motion to Close Public Session**

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

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

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

**Motion to Close Public Comment**

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

**11. Presentations**

- 1074 HMR LLC – 717 Convery Blvd.
- 400 Barclay LLC – 400 Barclay St.
- Pfeiffer Residences, LLC – 710 Pfeiffer Blvd

**12. Resolutions**

09.26.02 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY AUTHORIZING CLOSED SESSION PURSUANT TO THE OPEN PUBLIC MEETINGS ACT TO DISCUSS NEGOTIATIONS

09.26.03 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY, CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE CONDITIONAL DESIGNATION OF 1074 HMR, LLC, DEVELOPER OF THE PROPERTY DESIGNATED AS BLOCK 310 LOTS 1, 2.01, 5.01, 6.01 & 6.02, ON THE TAX MAPS OF THE CITY OF PERTH AMBOY

09.26.04 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY, CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH 400 BARCLAY STREET, LLC

09.26.05 RESOLUTION OF THE PERTH AMBOY REDEVELOPMENT AGENCY, CITY OF PERTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PFEIFFER RESIDENCES, LLC

**13. Motion to Adjourn**

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