

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE ANNUAL REORGANIZATION MEETING  
JANUARY 2, 2024**

The meeting was called to order at 6:02PM by Eric Chubenko, Executive Director. The meeting was held via Zoom conference call. 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 Frank Kaskiw    Commissioner Anthony Neibert  
Eric Chubenko, Executive Director    Peter Agliata, Assistant Executive Director

**Absent Under Roll:** Commissioner Vincent Bellino (excused)    Commissioner Christopher Fiore (excused)  
Commissioner Hardyal Singh (excused)    Taqualla Lowman, Secretary (excused)

**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 Kaskiw, 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.

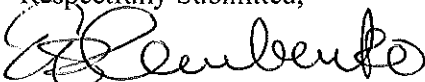
A motion to close nominations for the office of Chairperson was made by Commissioner Kaskiw and seconded by Chairman Neibert, and all present vote aye and nays none.

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 Commissioner Kaskiw and all present voted aye, nays none.

The meeting was adjourned at 6:05PM.

Respectfully Submitted,



Eric F. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
JANUARY 2, 2024**

The meeting was called to order at 6:05PM by Eric Chubenko, Executive Director. The meeting was held via Zoom conference call. It was announced that the meeting was advertised according to the Open Public Meetings Act.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.  
Commissioner Hiz Lady TD Andrewz Commissioner Frank Kaskiw  
Eric Chubenko, Executive Director Peter Agliata, Asst Executive Director

**Absent Under Roll:** Commissioner Vincent Bellino (excused) Commissioner Christopher Fiore (excused)  
Commissioner Hardyal Singh (excused) Taqualla Lowman, Secretary (excused)

**Minutes: Regular Meeting 9/5/23**

A motion to adopt the minutes was made by Chairman Neibert and by 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 Chairman Neibert and upon roll call all present voted aye, nays none.

**Legal Report: None**

**New Business:**

**Resolution No.24-1 Appointing Legal Counsel**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-1  
APPOINTMENT OF LEGAL COUNSEL**

WHEREAS, the Carteret Redevelopment Agency desires to appoint legal counsel for the fiscal year 2024, and;

WHEREAS, the Borough of Carteret has previously qualified these services, and;

WHEREAS, pursuant to the Borough of Carteret's qualification of legal services, the Carteret Redevelopment Agency desire to appoint Nolan and Associates, 61 Green Street, Woodbridge, NJ 07095 as legal counsel, and;

WHEREAS, Nolan and Associates had previously served as legal counsel to the Agency prior to the Agency entering into an interlocal with the Borough of Carteret to provide for legal services, and while appointed, their firm performed in a satisfactory manner;

NOW THEREFORE BE IT RESOLVED, that Nolan and Associates, 61 Green Street, Woodbridge, New Jersey 07095 is hereby appointed to the position of Legal Counsel for the Carteret Redevelopment Agency for the fiscal year 2024 and;

BE IT FURTHER RESOLVED, that the terms of said appointment shall be based on the qualified rates submitted by the firm, on an as needed basis, in an annual amount not to exceed \$10,000.00.

**Resolution No.24-2 Adoption of Borough of Carteret Personnel Policy Longevity Provisions**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-2  
ADOPTION OF BOROUGH OF CARTERET PERSONNEL POLICY LONGEVITY PROVISIONS**

WHEREAS, the Agency desires to formally adopt the Borough of Carteret Personnel Policy longevity provisions in an effort to have the language consistent between the Agency and the Borough;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that the Agency adopts the Borough of Carteret Personnel Policy longevity provisions effective immediately, whereby all employees hired prior to the elimination of the longevity provision by the Borough of Carteret will be entitled to longevity pay based on their base salary as follows, 5-9 years of service 2%, 10-14 years of service 4%, 15-19 years of service 6%, 20-24 years of service 8% and 25 years and above of service 10%.

A motion to adopt a consent agenda for Resolutions No.24-1 and No.24-2 was made by Vice Chairman Bohanek and seconded by Chairman Neibert and all present voted aye, nays none.

**Old Business: None**

**Commissioner Comments:**

The Board members thanked the Executive Director for his many years of service.

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 Vice Chairman Bohanek and all present voted aye, nays none. The meeting adjourned at 6:12pm.

Respectfully Submitted,

  
Eric P. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
FEBRUARY 6, 2024**

The meeting was called to order at 6:01PM by Chairman Neibert. It was announced that the meeting was advertised according to the Open Public Meetings Act and followed by the Pledge of Allegiance.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.  
Commissioner Hiz Lady TD Andrewz Commissioner Vincent Bellino  
Commissioner Christopher Fiore Eric Chubenko, Executive Director  
Peter Agliata, Asst Executive Director

**Absent Under Roll:** Commissioner Frank Kaskiw (excused) Commissioner Hardyal Singh (excused)  
Taqualla Lowman, Secretary (excused)

**Minutes: Regular Meeting 11/8/23**

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

**Legal Report: None**

**New Business:**

**Resolution No.24-3 Authorizing the Conveyance of Certain Properties to the Borough of Carteret**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-3 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING  
THE CONVEYANCE OF CERTAIN PROPERTY IN THE BOROUGH OF CARTERET TO  
FACILITATE REDEVELOPMENT**

**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 was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, 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**, by Deed dated November 21, 2018, and recorded in the Middlesex County Clerk’s office on December 4, 2018 in Deed Book 17365, Page 1386, the Borough conveyed the property located at 237 Pershing Avenue (Block 6411, Lot 10) (the “**Property**”), among other properties, to the Agency; and

**WHEREAS**, the Borough subsequently identified and designated a redeveloper (the “**Redeveloper**”) for the Property and several adjacent parcels that the Borough already owns (collectively, the “**Project Area**”); and

**WHEREAS**, the Borough desires to convey the Project Area to the Redeveloper to facilitate the redevelopment thereof; and

**WHEREAS**, toward that end, the Agency desires to authorize the conveyance of the Property to the Borough, for a nominal amount, so the Borough may convey the entire Project Area to the Redeveloper.

**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 authorized to take all actions necessary to convey the Property to the Borough for \$1.00 to facilitate the redevelopment of the Project Area, including the Property.
3. The Chairperson, Vice Chairperson and Secretary of the Agency (each an “**Authorized Officer(s)**”) are hereby authorized and directed to take all actions and execute, file and/or deliver, as applicable, 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, to effectuate the purposes of this resolution.
4. This resolution shall take effect immediately.

**Resolution No.24-4 Authorizing Payments for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-4  
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	\$25,000.00	(Budget Subsidy)
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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.24-3 and No.24-4 was made by Vice Chairman Bohanek and seconded by Commissioner Bellino and all present voted aye, nays none.

**Old Business: None**

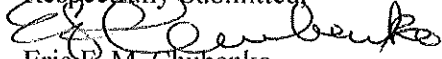
**Commissioner Comments: None**

Carteret Redevelopment Agency  
Minutes of the Regular Meeting  
February 6, 2024

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 Vice Chairman Bohanek and all present voted aye, nays none. The meeting adjourned at 6:06pm.

Respectfully Submitted,



Eric P. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE REGULAR MEETING  
MAY 7, 2024**

The meeting was called to order at 6:05PM by Chairman Neibert. It was announced that the meeting was advertised according to the Open Public Meetings Act and followed by the Pledge of Allegiance.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.  
Commissioner Hiz Lady TD Andrewz Commissioner Vincent Bellino  
Eric Chubenko, Executive Director Peter Agliata, Asst Executive Director  
Taqualla Lowman, Secretary Nolan and Associates, Legal Counsel

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

**Minutes: Regular Meeting 12/20/23**

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

**Legal Report: None**

**New Business:**

**Resolution No.24-5 Authorizing Execution of Deeds and Transfer of Certain Properties**

**RESOLUTION NO.24-5 OF THE CARTERET REDEVELOPMENT AGENCY  
AUTHORIZING THE EXECUTION OF DEEDS TRANSFERRING TITLE TO A  
PORTION OF CERTAIN PROPERTIES LOCATED AT BLOCK 6805, LOT 27  
AND LOT 28 IN THE BOROUGH OF CARTERET TO THE COUNTY OF  
MIDDLESEX, NEW JERSEY**

**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 was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, 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 Agency owns the property located at Block 6805, Lot 27 (the “Subject Property A”) and Lot 28 (the “Subject Property B”) on the Borough Tax Map; and

**WHEREAS**, the County of Middlesex (the “County”) is undertaking improvements to Roosevelt Avenue (County Route 604) at the intersections of Carteret Avenue and Pulaski Avenue, including the installation of new traffic signals at each intersection, handicap accessible curb ramps, road resurfacing, new curbs, driveway aprons, and sidewalks (the “Improvements”); and

**WHEREAS**, the County is seeking to acquire from the Agency fee simple title to a portion of the Subject Property A as identified in Exhibit A attached hereto (“Property A”) and a portion of the Subject Property B as identified in Exhibit B attached hereto (“Property B”, and together with Property A, the “Property”) to construct the Improvements; and

**WHEREAS**, the Improvements provide a benefit to the Agency and the Agency is amenable to the transfer of title for the Property to the County consistent with the Deeds (herein defined); and

**WHEREAS**, the Agency agrees to the conveyance of Property A to the County through the deed in substantially the same form as that on file with the Executive Director (the “**Deed A**”); and

**WHEREAS**, the Agency agrees to the conveyance of Property B to the County through the deed in substantially the same form as that on file with the Executive Director (the “**Deed B**” and together with Deed A, the “**Deeds**”).

**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 authorized to take all actions necessary to convey the Property to the County.
3. The Chairperson, Vice Chairperson, Secretary and Executive Director of the Agency (each an “**Authorized Officer(s)**”) are hereby authorized and directed to take all actions and execute, file and/or deliver, as applicable, the Deeds and 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, to effectuate the purposes of this resolution.
4. This resolution shall take effect immediately.

**Resolution No.24-6 FY2020 Audit Certification**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-6  
FY 2020 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, 2020 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, 2020, 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 May 7, 2024.

**Resolution No.24-7 FY2021 Audit Certification**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-7  
FY 2021 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, 2021 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, 2021, 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 May 7, 2024.

**Resolution No.24-8 Authorizing Payments for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-8  
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  
May 7, 2024

Carteret Redevelopment Agency	\$25,000.00	(Budget Subsidy)
Middlesex County Municipal JIF	\$8,384.00	(Insurance)
Treasurer-State of NJ	\$660.00	(LSRP Fee-130 Washington Ave)
Elite General Services	\$950.00	(69 Atlantic St Repairs)
Borough of Carteret	\$1,115.96	(Sewer Fees)
First Insurance Funding LLC	\$250.00	(Insurance-Public Official Bond)
Lawngevity	\$Attached	(Lawn Services)
Elizabethtown Gas	\$1,200.00	(Utility Disconnect 237 Pershing Ave/193 Roosevelt Ave)

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.24-5, No.24-6, No.24-7 and No.24-8 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 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 SPECIAL MEETING  
SEPTEMBER 11, 2024**

The meeting was called to order at 12:02PM by Chairman Neibert. The meeting was held in person with call-in available via Zoom with the call-in information posted for the public. It was announced that the meeting was advertised according to the Open Public Meetings Act and followed by the Pledge of Allegiance.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.  
Commissioner Hiz Lady TD Andrewz Commissioner Frank Kaskiw  
Eric Chubenko, Executive Director Peter Agliata, Asst Executive Director  
Taqualla Lowman, Secretary 12:03pm Nolan and Associates, Legal Counsel 12:05pm

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

**Minutes: Annual Reorganization Meeting 1/2/24**

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

**Minutes: Regular Meeting 1/2/24**

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

**Minutes: Regular Meeting 2/6/24**

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 5/7/24**

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

**Legal Report: None**

**New Business:**

**Resolution No.24-9 FY2022 Audit Certification**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-9  
FY 2022 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, 2022 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, 2022, 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 September 11, 2024.

**Resolution No.24-10 FY2023 Audit Certification**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-10  
FY 2023 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, 2023 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, 2023, 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 September 11, 2024.

**Resolution No.24-11 Authorizing Acquisition of Certain Properties**

**RESOLUTION NO.24-11 OF THE CARTERET REDEVELOPMENT AGENCY AUTHORIZING THE ACQUISITION OF CERTAIN PROPERTY 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, was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”), by Ordinance No. 01-1, adopted by the Borough of Carteret (the “Borough”) on February 1, 2001; and

**WHEREAS**, the Borough adopted a resolution designating certain properties along and around Roosevelt Avenue in the western section of the Borough (the “West Carteret Minue Street Retail Redevelopment Area”) as an “area in need of redevelopment” under the Redevelopment Law; and

**WHEREAS**, the Borough adopted an ordinance approving a redevelopment plan for the West Carteret Minue Street Retail Redevelopment Area (the “Redevelopment Plan”); and

**WHEREAS**, the Borough and the Agency are taking certain actions to redevelop the area of the Borough in and around the West Carteret Minue Street Retail Redevelopment Area; and

**WHEREAS**, the Agency desires to authorize the acquisition of the property designated as Block 2701, Lots 11, 12 and 13, commonly known as 1235 – 1239, and 1179 Roosevelt Avenue (the “Property”), located in the West Carteret Minue Street Retail Redevelopment Area, for redevelopment and/or other public purposes, 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, file and/or deliver, as applicable, 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 to effectuate the purposes of this resolution.
4. This resolution shall take effect immediately.

**Resolution No.24-12 Authorizing Funding for Acquisition of Certain Properties**

**RESOLUTION NO.24-12 OF THE CARTERET REDEVELOPMENT AGENCY REGARDING FUNDING OF ACQUISITION OF CERTAIN PROPERTY 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, was created pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the “Redevelopment Law”), by Ordinance No. 01-1, adopted by the Borough of Carteret (the “Borough”) on February 1, 2001; and

**WHEREAS**, the Borough adopted a resolution designating certain properties along and around Roosevelt Avenue in the western section of the Borough (the “West Carteret Minue Street Retail Redevelopment Area”) as an “area in need of redevelopment” under the Redevelopment Law; and

**WHEREAS**, the Borough adopted an ordinance approving a redevelopment plan for the West Carteret Minue Street Retail Redevelopment Area (the “**Redevelopment Plan**”); and

**WHEREAS**, the Borough and the Agency intend to redevelop the portion of the West Carteret Minue Street Retail Redevelopment Area consisting of Block 2701, Lots 11, 12 and 13, commonly known as 1235 – 1239, and 1179 Roosevelt Avenue (the “**Property**”) and, toward that end, the Agency intends to acquire same; and

**WHEREAS**, the Agency applied to the New Jersey Economic Development Authority, through its Local Property Acquisition (“**LPA**”) Grant Program, for funding of the acquisition of the Property; and

**WHEREAS**, the Borough has budgeted reserves in an amount that, together with funds the Agency has on hand, exceed \$450,000 (together, the “**Funds**”).

**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 hereby expresses its commitment to allocate the Funds toward the acquisition of the Property, to the extent not funded through the LPA Grant Program.
3. The Chairperson, Vice Chairperson and Secretary of the Agency are hereby authorized and directed to take any and all actions necessary to apply the Funds toward costs associated with acquisition of the Property.
4. This resolution shall take effect immediately.

**Resolution No.24-13 Authorizing Payments for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-13  
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	\$25,000.00	(Budget Subsidy)
Excel Environmental	\$2,760.00	(LSRP Services-130 Washington Ave)
Borough of Carteret	\$12,000.00	(Reimbursement of Salary-Agliata)
Middlesex County Municipal JIF	\$8,384.00	(Insurance)
Falgi Carting	\$826.32	(Garbage Removal 2-4 Carteret Ave)
Lawngevity	\$6,326.00	(Law Cutting-Misc Properties)
Borough of Carteret	\$3,500.00	(Plenary Consumption License Renewals)
First Insurance Funding	\$250.00	(Public Officials Bond)
Holiman Frenia Allison PC	\$6,645.00	(Auditor)
Borough of Carteret	\$446.29	(Sewer User Fees)
Carteret Business Partnership	\$1,000.00	(Reimbursement of EDA Grant Application Fee)
Department of Community Affairs	\$53.00	(DCA Property Registration Fees)

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.24-9, No.24-10, No.24-11, No.24-12 and No.24-13 was made by Commissioner Kaskiw and seconded by Commissioner Andrewz 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 Vice Chairman Bohanek and all present voted aye, nays none. The meeting adjourned at 12:10pm.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director

**CARTERET REDEVELOPMENT AGENCY  
MINUTES OF THE SPECIAL MEETING  
DECEMBER 11, 2024**

The meeting was called to order at 1:04PM by Eric Chubenko, Executive Director. The meeting was held in person with call-in available via Zoom with the call-in information posted for the public. It was announced that the meeting was advertised according to the Open Public Meetings Act and followed by the Pledge of Allegiance.

**Present Under Role:** Chairman Anthony Neibert Vice Chairman Chester A. Bohanek Jr.  
Commissioner Hiz Lady TD Andrewz Commissioner Vincent Bellino  
Eric Chubenko, Executive Director Peter Agliata, Asst Executive Director  
Nolan and Associates, Legal Counsel (available by phone)

**Absent Under Roll:** Commissioner Christopher Fiore (excused) Commissioner Frank Kaskiw (excused)  
Commissioner Hardyal Singh (excused) Taqualla Lowman, Secretary (excused)

**Minutes: Special Meeting 9/11/24**

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 Vice Chairman Bohanek and seconded by Commissioner Andrewz and upon roll call all present voted aye, nays none.

**Legal Report: None**

**New Business:**

**Resolution No.24-14 Adoption of 2025 Board Meeting Calendar**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-14  
ADOPTION OF THE 2025 MEETING SCHEDULE**

WHEREAS, the Carteret Redevelopment Agency needs to designate and publish its upcoming meeting dates for the 2025 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 2025 calendar year:

January 14, 2025	April 1, 2025	September 2, 2025	December 2, 2025
February 4, 2025	May 6, 2025	October 7, 2025	
March 4, 2025	June 10, 2025	November 5, 2025	

BE IT FURTHER RESOLVED, that all meetings are scheduled for 6:00PM and that the Annual Reorganization will be held on January 14, 2025 prior to the start of the regular meeting.

**Resolution No.24-15 Designating Official Newspapers for 2025**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-15  
DESIGNATING OFFICIAL NEWSPAPERS FOR 2025**



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 2025 calendar year:

Home News Tribune  
The Star Ledger

**Resolution No.24-16 Designating Official Banks for 2025**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION NO.24-16  
DESIGNATING OFFICIAL BANKS FOR 2025**

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 2025 calendar year:

Investors Bank  
BCB

**Resolution No.24-17 Executive Director Contract**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-17  
RESOLUTION TO RETAIN ERIC CHUBENKO TO SERVE AS THE EXECUTIVE DIRECTOR OF THE  
CARTERET REDEVELOPMENT AGENCY AND AUTHORIZATION OF A FIVE YEAR EMPLOYMENT  
CONTRACT FOR THE OFFICE OF THE EXECUTIVE DIRECTOR**

WHEREAS, the Carteret Redevelopment Agency, (hereinafter "the Agency") is an instrumentality and agency established pursuant to N.J.S.A.40A:12A-17, and it is operated in conformance therewith, and;

WHEREAS, pursuant to the Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (the "Act") the Agency is required to employ an Executive Director who shall also serve as Secretary, and;

WHEREAS, in accordance with the Act, the position of Executive Director requires specialized training and experience, continued education and certification and a considerable amount of time and effort to be qualified to hold such position, and;

WHEREAS, Eric Chubenko is an individual who has demonstrated that he meets the educational and experience qualifications of N.J.S.A. 40A:12A-18 (b) (1)g, and;

WHEREAS, on the basis of Eric Chubenko's experience and the Agency budgetary constraints, the Board of Commissioners has made an offer for a five year employment contract from January 1, 2025 through December 31, 2029, with an annual base salary effective January 1, 2025 of \$45,197.42, which shall be augmented in all future years of the contract by an annual increase to the salary in accordance with the amount authorized through the budget approval process for each respective year, and;

WHEREAS, Eric Chubenko has accepted same and in accordance therewith shall execute an employment contract with these terms, and;

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Carteret Redevelopment Agency, that Eric Chubenko is hereby retained to serve as the Executive Director with a five year employment contract effective January 1, 2025 through December 31, 2029, and;

BE IT FURTHER RESOLVED, that the annual salary for the Executive Director shall be \$45,197.42 for the period of January 1, 2025 through December 31, 2025, to be augmented in all future years of the contract by an annual

increase to the salary in accordance with the amount authorized through the budget approval process for each respective year, and;

BE IT FURTHER RESOLVED, that the Chairperson of the Board of Commissioners be and is hereby authorized to execute a five year employment contract memorializing the aforementioned terms and shall contain all of the statutory protection provided to an Executive Director pursuant to N.J.S.A. 40A:12A-17 et seq.

**Resolution No.24-18 2023 Late Budget Resolution**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-18  
LATE SUBMISSION OF FY2023 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the submission of its FY2023 Agency Budget, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency is submitting the budget after the required deadline submission date;

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

**Resolution No.24-19 2023 Agency Budget Adoption (attached)**

**Resolution No.24-20 2024 Late Budget Resolution**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-20  
LATE SUBMISSION OF FY2024 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency is authorizing the submission of its FY2024 Agency Budget, and;

WHEREAS, the Agency needs to adopt a late budget resolution due to the fact that the Agency is submitting the budget after the required deadline submission date;

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Carteret Redevelopment Agency authorizes the FY2024 late budget submission.

**Resolution No.24-21 2024 Agency Budget Adoption (attached)**

**Resolution No.24-22 2025 Interim Budget**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-22  
AUTHORIZING INTERIM FY2025 AGENCY BUDGET**

WHEREAS, the Carteret Redevelopment Agency desires to authorize an interim FY2025 Agency Budget, and;

WHEREAS, the Carteret Redevelopment Agency has attached an interim FY2025 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 FY2025 Agency budget.

**Resolution No.24-23 Authorizing Payments for Expenses Associated with the CARA Develop Acct & Bond Proceeds**

**CARTERET REDEVELOPMENT AGENCY  
RESOLUTION #24-23  
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	\$25,000.00	(Budget Subsidy)
Middlesex County Municipal JIF	\$8,384.00	(Insurance)
Holiman Frenia Allison PC	\$12,000.00	(Auditor)
State of NJ Division of Taxation	\$200.00	(Tax Clearance Certificate)
Falgi Carting	\$413.16	(Garbage Removal 2-4 Carteret Ave)
Elite General Services	\$10,900.00	(Building Maintenance and Renovations)
Lawngevity	\$attached	(Law Cutting-Misc Properties)
Borough of Carteret	\$1,867.40	(Sewer User Fees)
Nolan and Associates	\$495.00	(Legal 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 a consent agenda for Resolutions No.24-14, No.24-15, No.24-16, No.24-17, No.24-18, No.24-19, No.24-20, No.24-21, No.24-22 and No.24-23 was made by Vice Chairman Bohanek and seconded by Commissioner Andrewz and all present voted aye, nays none.

**Old Business: None**

**Commissioner Comments:**

The Board Members wishes everyone a Merry Christmas, a Happy Holidays and a Happy New Year.

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 Andrewz and all present voted aye, nays none. The meeting adjourned at 1:10pm.

Respectfully Submitted,

  
Eric F. M. Chubenko  
Executive Director