

SARA FY 2025 Budget

message

Ronald Gardner <rgardner@pkfod.com> Wed, May 22, 2024 at 9:46 AM
To: Dan Balka <balkad@southamboynj.gov>, Eric Chubenko <southamboyredevelopment@gmail.com>, "Kelly A. Wolff" <wolffk@southamboynj.gov>
Cc: "Gary W. Higgins" <gahiggins@pkfod.com>, Ralph Picone <rpicone@pkfod.com>

The SARA FY 2025 has been approved for Adoption on June 6, 2024.

The adoption Resolution is Page C-7 of the attached excel 2025 Budget Document.

I have also attached the DLGS signed copy of the approved Budget.

Thanks.

Ronald Gardner

Contractor

PKF O'Connor Davies

Know Greater Value®

20 Commerce Drive, Suite 301, Cranford, NJ 07016

T: 908.272.6200 | F: 908.272.2416 | D: 908.956.0453

rgardner@pkfod.com | www.pkfod.com



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2 attachments

-  **SARA Budget 2025.xlsm**
548K
-  **A150_1220_signedintrobudget_2025.pdf**
700K

REDA between SARA and LE Development, LLC re. 205 Main Streetmessages

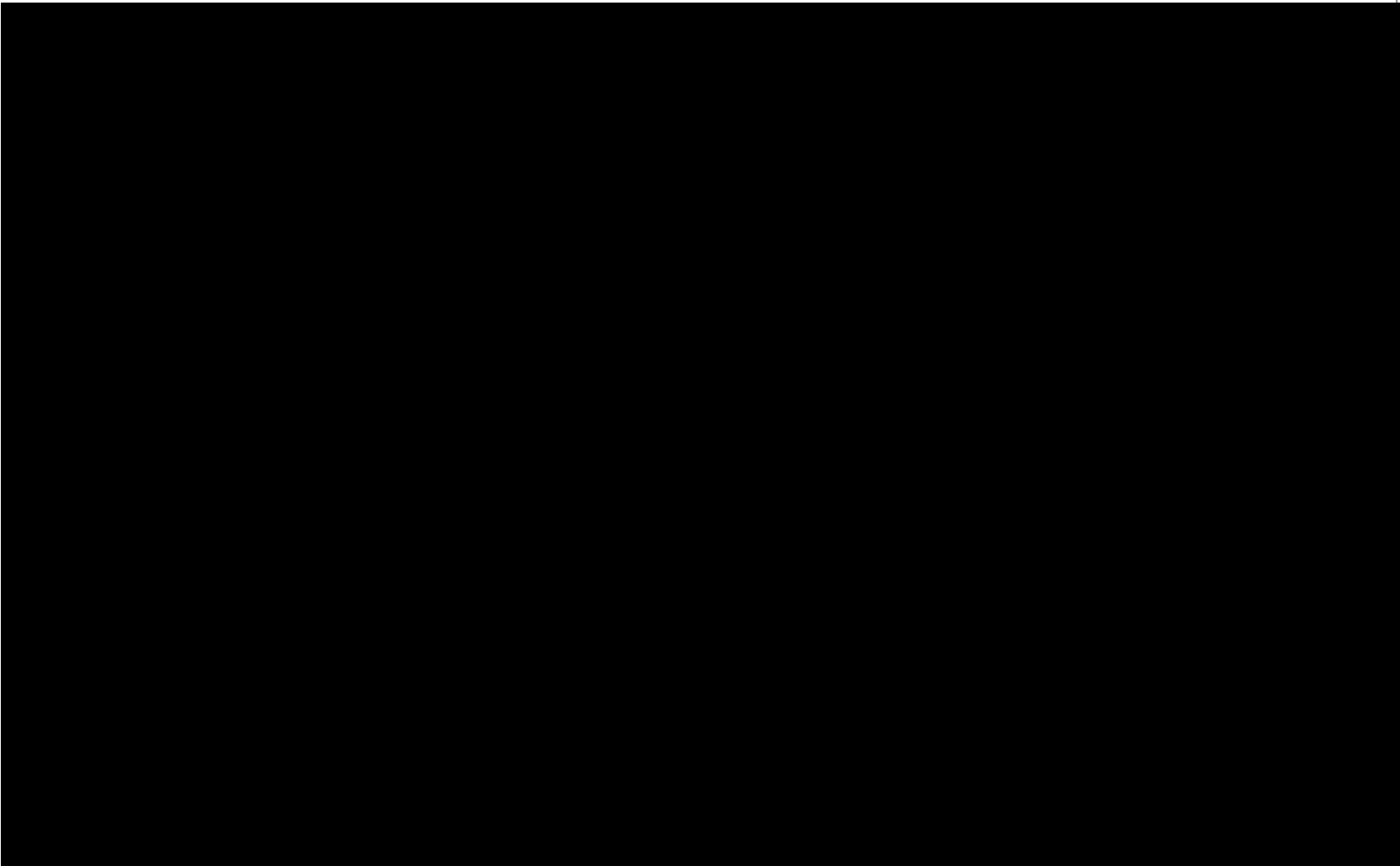
Christopher Zingaro <czingaro@njrcmlaw.com>

Wed, Apr 17, 2024 at 2:27 PM

o: "Eric Chubenko (southamboyredevelopment@gmail.com)" <southamboyredevelopment@gmail.com>

cc: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <rgordon@njrcmlaw.com>

Hello Eric,



Christopher D. Zingaro, Esq. | Partner



RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

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2024-04-17 Redevelopment Agreement - South Amboy and LE Development.docx
89K

southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>
o: Christopher Zingaro <czingaro@njrcmlaw.com>
c: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <RGordon@njrcmlaw.com>
cc: southamboyredevelopment@gmail.com

Wed, Apr 17, 2024 at 2:42 PM

Hi Chris,

Eric

On Apr 17, 2024, at 2:27 PM, Christopher Zingaro <czingaro@njrcmlaw.com> wrote:

[Quoted text hidden]

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

www.njrcmlaw.com

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Image001.png
14K



2024-04-17 Redevelopment Agreement - South Amboy and LE Development.docx
89K

Wed, Apr 17, 2024 at 4:11 PM

Christopher Zingaro <czingaro@njrcmlaw.com>
o: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>
c: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <rgordon@njrcmlaw.com>

Eric —

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

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From: southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>
Sent: Wednesday, April 17, 2024 2:42 PM
To: Christopher Zingaro <czingaro@njrcmlaw.com>
Cc: Craig Coughlin <ccoughlinattorney@yahoo.com>; Ronald Gordon <rgordon@njrcmlaw.com>
Subject: Re: RDA between SARA and LE Development, LLC re. 205 Main Street

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Email: czingaro@njrcmlaw.com

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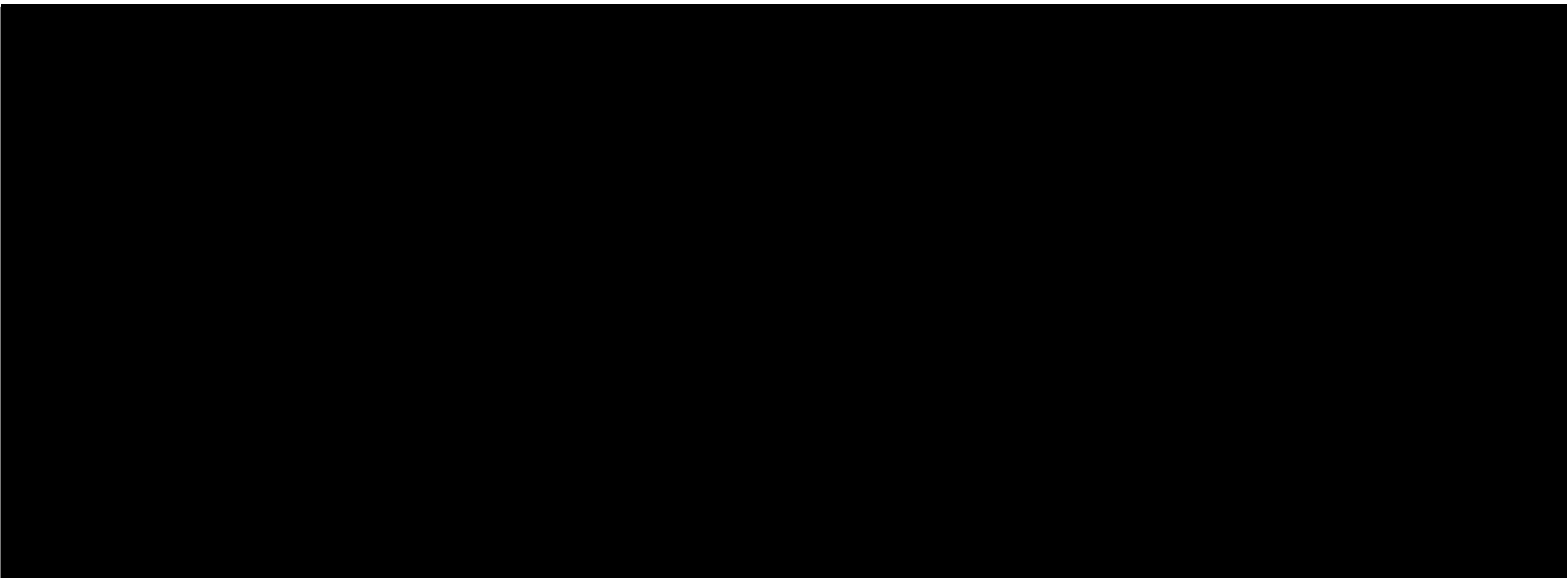
Christopher Zingaro <czingaro@njrcmlaw.com>

Fri, Apr 19, 2024 at 10:38 AM

cc: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

cc: Craig Coughlin <ccoughlinattorney@yahoo.com>, "Eric Chubenko (southamboyredevelopment@gmail.com)" <southamboyredevelopment@gmail.com>

Hello Brian,



[REDACTED]

Very truly yours,

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

[Quoted text hidden]

 **2024-04-17 Redevelopment Agreement - South Amboy and LE Development.docx**
87K

Brian M Chewcaskie <bchewcaskie@cgajlaw.com> Fri, Apr 19, 2024 at 11:25 AM
cc: Christopher Zingaro <czingaro@njrcmlaw.com>
cc: Craig Coughlin <ccoughlinattorney@yahoo.com>, "Eric Chubenko (southamboyredevelopment@gmail.com)"
southamboyredevelopment@gmail.com>

Chris

[REDACTED]

Brian M Chewcaskie
Cleary Jacobbe Alfieri Jacobs LLC
169 Ramapo Valley Road, UL 105
Oakland, NJ 07436
973-845-6700
bchewcaskie@cgajlaw.com

On Apr 19, 2024, at 10:38 AM, Christopher Zingaro <czingaro@njrcmlaw.com> wrote:

[Quoted text hidden]

 **2024-04-17 Redevelopment Agreement - South Amboy and LE Development.docx**
87K

Christopher Zingaro <czingaro@njrcmlaw.com> Fri, Apr 19, 2024 at 11:26 AM
cc: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>
cc: Craig Coughlin <ccoughlinattorney@yahoo.com>, "Eric Chubenko (southamboyredevelopment@gmail.com)"
southamboyredevelopment@gmail.com>

Brian - [REDACTED]

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

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From: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Sent: Friday, April 19, 2024 11:25 AM

To: Christopher Zingaro <czingaro@njrcmlaw.com>

Cc: Craig Coughlin <ccoughlinattorney@yahoo.com>; Eric Chubenko (southamboyredevelopment@gmail.com) <southamboyredevelopment@gmail.com>

Subject: [REDACTED]

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Chris
[REDACTED]

Brian M Chewcaskie
Cleary Jacobbe Alfieri Jacobs LLC
169 Ramapo Valley Road, UL 105
Oakland, NJ 07436
973-845-6700
bchewcaskie@cgajlaw.com

On Apr 19, 2024, at 10:38 AM, Christopher Zingaro <czingaro@njrcmlaw.com> wrote:

Hello Brian,

[REDACTED]

Very truly yours,

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

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[Quoted text hidden]

Christopher Zingaro <czingaro@njrcmlaw.com>

Tue, Apr 23, 2024 at 11:58 AM

cc: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

cc: Craig Coughlin <ccoughlinattorney@yahoo.com>, "Eric Chubenko (southamboyredevelopment@gmail.com)" <southamboyredevelopment@gmail.com>

Hello Brian – Circling back to confirm whether your client will be able to appear before the Agency on 5/2 at 6:30 to present their project proposal. Thanks.

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

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[Quoted text hidden]

Christopher Zingaro <czingaro@njrcmlaw.com>

Tue, Apr 23, 2024 at 3:42 PM

cc: "Eric Chubenko (southamboyredevelopment@gmail.com)" <southamboyredevelopment@gmail.com>

Eric,

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

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From: Michael Sassano <mfsassano@gmail.com>

Sent: Tuesday, April 23, 2024 3:33 PM

To: Christopher Zingaro <czingaro@njrcmlaw.com>

Cc: Michael Sassano <mfsassano@gmail.com>; Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Subject: Re: FW: [EXT] RDA between SARA and LE Development, LLC re. 205 Main Street

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Thank you.

Brian, Mike,

Christopher D. Zingaro, Esq. | Partner

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From: Michael Sassano <mfsassano@gmail.com>

Sent: Tuesday, April 23, 2024 3:07 PM

To: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Cc: Michael Sassano <mfsassano@gmail.com>; Christopher Zingaro <czingaro@njrcmlaw.com>

Subject: [REDACTED]

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Good Afternoon: [REDACTED]

On Tue, Apr 23, 2024 at 3:00 PM Brian M Chewcaskie <bchewcaskie@cgajlaw.com> wrote:

Mike

Chris,

Cleary Jacobbe Alfieri Jacobs LLC

169 Ramapo Valley Road, UL 105

Oakland, NJ 07436

(973) 845-6700

bchewcaskie@cgajlaw.com

From: Christopher Zingaro <czingaro@njrcmlaw.com>

Sent: Tuesday, April 23, 2024 1:37 PM

To: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>; Kelly A. Wolff <wolffk@southamboynj.gov>

Cc: South Amboy Redevelopment Agency <SARA@southamboynj.gov>; Craig Coughlin <ccoughlinattorney@yahoo.com>

Subject: [REDACTED]

Brian - [REDACTED]

Christopher D. Zingaro, Esq. | Partner

RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

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From: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Sent: Tuesday, April 23, 2024 12:27:04 PM

To: Christopher Zingaro <czingaro@njrcmlaw.com>

Cc: South Amboy Redevelopment Agency <SARA@southamboynj.gov>; Craig Coughlin <ccoughlinattorney@yahoo.com>

Subject: [REDACTED]

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[REDACTED]

Brian M. Chewcaskie

Cleary Jacobbe Alfieri Jacobs LLC

Oakland, NJ 07436

(973) 845-6700

bchewcaskie@cgajlaw.com

From: Christopher Zingaro <czingaro@njrcmlaw.com>

Sent: Tuesday, April 23, 2024 12:14 PM

To: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Cc: South Amboy Redevelopment Agency <SARA@southamboynj.gov>; Craig Coughlin <ccoughlinattorney@yahoo.com>

Subject: [REDACTED]

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

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From: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Sent: Tuesday, April 23, 2024 12:04 PM

To: Christopher Zingaro <czingaro@njrcmlaw.com>

Subject: [REDACTED]

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Brian M Chewcaskie

On Apr 23, 2024, at 11:58 AM, Christopher Zingaro <czingaro@njrcmlaw.com> wrote:



Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

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Email: czingaro@njrcmlaw.com

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From: Christopher Zingaro <czingaro@njrcmlaw.com>

Sent: Friday, April 19, 2024 11:27 AM

To: Brian M Chewcaskie <bchewcaskie@cgajlaw.com>

Cc: Craig Coughlin <ccoughlinattorney@yahoo.com>; Eric Chubenko (southamboyredevelopment@gmail.com) <southamboyredevelopment@gmail.com>

Subject: 

Brian - 

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

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[Quoted text hidden]

SARA April 4, 2024

messages

Jelly A. Wolff <wolffk@southamboynj.gov> Thu, Mar 28, 2024 at 12:32 PM
o: Kevin <kmeszaroscpa@aol.com>, Confidential Aide to the Mayor <CAM@southamboynj.gov>, "Zusette Dato' <zusettelaw@yahoo.com>" <zusettelaw@yahoo.com>, tony gonsalves <tonyg.raritanbay.ao@gmail.com>, Rachael Draudt <rachael.draudt@gmail.com>, Gary Forshner <forshnerg@southamboynj.gov>, "Christine Noble (tine713@gmail.com)" <tine713@gmail.com>
o: Business Administrator <ba@southamboynj.gov>, "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, Christopher Zingaro <cingaro@njrcmlaw.com>

The budget is on the agenda for the meeting next week, it is attached for review.

I will send the completed agenda next week.

As always if you are unable to attend, please email or text [REDACTED]

Thank you,

Kelly

2 attachments

-  SARA Budget 2025.pdf 850K
-  FY 2024 Budget Amendment.pdf 120K

Jelly A. Wolff <wolffk@southamboynj.gov> Wed, Apr 3, 2024 at 9:17 AM
o: Kevin <kmeszaroscpa@aol.com>, Confidential Aide to the Mayor <CAM@southamboynj.gov>, "Zusette Dato' <zusettelaw@yahoo.com>" <zusettelaw@yahoo.com>, tony gonsalves <tonyg.raritanbay.ao@gmail.com>, Rachael Draudt <rachael.draudt@gmail.com>, Gary Forshner <forshnerg@southamboynj.gov>, "Christine Noble (tine713@gmail.com)" <tine713@gmail.com>
o: Business Administrator <ba@southamboynj.gov>, "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, Christopher Zingaro <cingaro@njrcmlaw.com>

Please see the attached agenda for Thursday, we do not have an escrow bill list for this month.

[Quoted text hidden]

From: Gary Forshner <forshnerg@southamboyntj.gov>
To: "Kelly A. Wolff" <wolffk@southamboyntj.gov>, Kevin <kmeszaroscpa@aol.com>, Confidential Aide to the Mayor
CAM@southamboyntj.gov>, "Zusette Dato" (zusettelaw@yahoo.com)" <zusettelaw@yahoo.com>, tony gonsalves
tonyg.raritanbay.ao@gmail.com>, Rachael Draudt <rachael.draudt@gmail.com>, "Christine Noble (tine713@gmail.com)"
tine713@gmail.com>
Cc: Business Administrator <ba@southamboyntj.gov>, "southamboyntjdevelopment@gmail.com"
southamboyntjdevelopment@gmail.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, Christopher Zingaro
czingaro@njrcmlaw.com>

As to the budget, it's provided in broad strokes. Not having the history, it would be helpful to get a more fulsome understanding of the budget at or before the meeting.

[Quoted text hidden]

From: Business Administrator <ba@southamboyntj.gov>
To: "southamboyntjdevelopment@gmail.com" <southamboyntjdevelopment@gmail.com>

?

David S. Kales
Business Administrator
140 North Broadway
South Amboy, NJ 08879
732-525-5932

[Quoted text hidden]

From: Kelly A. Wolff <wolffk@southamboyntj.gov>
To: Gary Forshner <forshnerg@southamboyntj.gov>
Cc: "southamboyntjdevelopment@gmail.com" <southamboyntjdevelopment@gmail.com>, Dan Balka <balkad@southamboyntj.gov>

Good morning Gary,

The budget is very basic, legal bills, debt service, rent, utilities, salary and wages. The contribution to the City, Interest revenue from YMCA and Station Bay.

If you have a specific question or concern, please reply to this email and we will provide more details this evening.

Thank you,

Kelly

From: Gary Forshner <forshnerg@southamboyntj.gov>
Sent: Wednesday, April 3, 2024 6:01 PM
To: Kelly A. Wolff <wolffk@southamboyntj.gov>; Kevin <kmeszaroscpa@aol.com>; Confidential Aide to the Mayor
CAM@southamboyntj.gov>; Zusette Dato (zusettelaw@yahoo.com)" <zusettelaw@yahoo.com>; tony gonsalves
tonyg.raritanbay.ao@gmail.com>; Rachael Draudt <rachael.draudt@gmail.com>; "Christine Noble (tine713@gmail.com)"
tine713@gmail.com>

<tine713@gmail.com>
Cc: Business Administrator <ba@southamboynt.gov>; southamboyntdevelopment@gmail.com; Craig Coughlin
<ccoughlinattorney@yahoo.com>; Christopher Zingaro <czingaro@njrcmlaw.com>
Subject: RE: SARA April 4, 2024
[Quoted text hidden]

Kelly A. Wolff <wolffk@southamboynt.gov> Thu, Apr 4, 2024 at 2:51 PM
o: Kevin <kmeszaroscpa@aol.com>, Confidential Aide to the Mayor <CAM@southamboynt.gov>, "Zusette Dato'
' (zusettelaw@yahoo.com)" <zusettelaw@yahoo.com>, tony gonsalves <tonyg.raritanbay.ao@gmail.com>, Rachael Draudt
<rachael.draudt@gmail.com>, Gary Forshner <forshnerg@southamboynt.gov>, "Christine Noble (tine713@gmail.com)"
<tine713@gmail.com>
c: Business Administrator <ba@southamboynt.gov>, "southamboyntdevelopment@gmail.com"
southamboyntdevelopment@gmail.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, Christopher Zingaro
<czingaro@njrcmlaw.com>

From: Kelly A. Wolff
Sent: Wednesday, April 3, 2024 9:17 AM
To: Kevin <kmeszaroscpa@aol.com>; Confidential Aide to the Mayor <CAM@southamboynt.gov>; 'Zusette Dato' (zusettelaw@yahoo.com)
<zusettelaw@yahoo.com>; tony gonsalves <tonyg.raritanbay.ao@gmail.com>; Rachael Draudt <rachael.draudt@gmail.com>; Gary Forshner
<forshnerg@southamboynt.gov>; Christine Noble (tine713@gmail.com) <tine713@gmail.com>
Cc: Business Administrator <ba@southamboynt.gov>; southamboyntdevelopment@gmail.com; Craig Coughlin
<ccoughlinattorney@yahoo.com>; Christopher Zingaro <czingaro@njrcmlaw.com>
Subject: RE: SARA April 4, 2024

Please see the attached agenda for Thursday, we do not have an escrow bill list for this month.

[Quoted text hidden]

 04042024 SARA Agenda.pdf
17740K

Gary Forshner <forshnerg@southamboynt.gov> Thu, Apr 4, 2024 at 6:06 PM
o: "Kelly A. Wolff" <wolffk@southamboynt.gov>
c: "southamboyntdevelopment@gmail.com" <southamboyntdevelopment@gmail.com>, Dan Balka <balkad@southamboynt.gov>

[Quoted text hidden]

W: budget admenedment

message

an Balka <balkad@southamboynj.gov> Thu, Mar 28, 2024 at 10:57 AM
o: "Kelly A. Wolff" <wolffk@southamboynj.gov>
c: Eric Chubenko <southamboyredevelopment@gmail.com>

Budget amendment needed to show the \$400,000 developer contribution coming in and going out to City for property purchase.

Let me know if you have any questions.

Thank you.

From: Ronald Gardner <rgardner@pkfod.com>
Sent: Thursday, March 28, 2024 10:51 AM
To: Dan Balka <balkad@southamboynj.gov>
Cc: Gary W. Higgins <gahiggins@pkfod.com>
Subject: RE: budget admenedment

Hello Dan,

Please see the attached 2025 Budget and FY 24 Budget Amendment.

Thanks.

Ronald Gardner

Contractor

PKF O'Connor Davies

Know Greater Value®

20 Commerce Drive, Suite 301, Cranford, NJ 07016

T: 908.272.6200 | F: 908.272.2416 | D: 908.956.0453



From: Dan Balka <balkad@southamboyntownnj.gov>
Sent: Thursday, March 28, 2024 10:10 AM
To: Ronald Gardner <rgardner@pkfod.com>
Cc: Gary W. Higgins <gahiggins@pkfod.com>
Subject: budget admenedment

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Ron,

Gary told me that you could help me with a budget amendment for the current years SARA budget. I don't know if it works the same as a municipality, but we are going to need to add \$400,000 in revenue from a developer for his contribution to purchase a piece of property in the City. That same \$400,000 would be expended to the city for the purchase. Let me know what additional details you will need to get this written up for us. Thank you.

Dan Balka

C.F.O.

City of South Amboy

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2 attachments

-  **SARA Budget 2025.pdf**
850K
-  **FY 2024 Budget Amendment.pdf**
120K

SARA April Meeting

messages

Kelly A. Wolff <wolffk@southamboynj.gov> Tue, Mar 26, 2024 at 9:40 AM
to: Business Administrator <ba@southamboynj.gov>, "Eric Chubenko (southamboyredevelopment@gmail.com)"
southamboyredevelopment@gmail.com>, Christopher Zingaro <czingaro@njrcmlaw.com>, Craig Coughlin
ccoughlinattorney@yahoo.com>

Good morning,

[REDACTED]

Thank you,

Kelly

southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com> Tue, Mar 26, 2024 at 10:00 AM
to: "Kelly A. Wolff" <wolffk@southamboynj.gov>
to: Business Administrator <ba@southamboynj.gov>, Christopher Zingaro <czingaro@njrcmlaw.com>, Craig Coughlin
ccoughlinattorney@yahoo.com>, Dan Balka <balkad@southamboynj.gov>
cc: southamboyredevelopment@gmail.com

Hi Kelly,

[REDACTED]

Thanks,
Eric

On Mar 26, 2024, at 9:40 AM, Kelly A. Wolff <wolffk@southamboynj.gov> wrote:

[Quoted text hidden]

Kelly A. Wolff <wolffk@southamboynj.gov> Tue, Mar 26, 2024 at 10:25 AM
to: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>

I think that went before council on March 20th, I will ask the Clerk for a copy,

[Quoted text hidden]

Business Administrator <ba@southamboynj.gov> Tue, Mar 26, 2024 at 11:27 AM
to: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, "Kelly A. Wolff" <wolffk@southamboynj.gov>
to: Christopher Zingaro <czingaro@njrcmlaw.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, Dan Balka
balkad@southamboynj.gov>

Dan

David S. Kales

Business Administrator

140 North Broadway

South Amboy, NJ 08879

732-525-5932

From: southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>

Sent: Tuesday, March 26, 2024 10:01 AM

To: Kelly A. Wolff <wolffk@southamboynj.gov>

Cc: Business Administrator <ba@southamboynj.gov>; Christopher Zingaro <cingaro@njrcmlaw.com>; Craig Coughlin <ccoughlinattorney@yahoo.com>; Dan Balka <balkad@southamboynj.gov>

Subject: Re: SARA April Meeting

Hi Kelly,

[Quoted text hidden]



Eric Chubenko <southamboyredevelopment@gmail.com>

W: SARA 2025 Budget

messages

an Balka <balkad@southamboynj.gov>
o: Eric Chubenko <southamboyredevelopment@gmail.com>
ic: "Kelly A. Wolff" <wolffk@southamboynj.gov>

Tue, Mar 26, 2024 at 8:30 AM

Eric,

Let me know if you see any issues. Thanks.

From: Ronald Gardner <rgardner@pkfod.com>
Sent: Tuesday, March 26, 2024 6:54 AM
To: Dan Balka <balkad@southamboynj.gov>
Cc: Kelly A. Wolff <wolffk@southamboynj.gov>; Gary W. Higgins <gahiggins@pkfod.com>
Subject: SARA 2025 Budget

GM Dan,

Please find attached draft of the 2025 Budget as per our conversation.

Budget changes over prior year:

Salaries increased 3%.

Rent adjusted to lease agreement.

YWCA anticipated rent adjusted to lease agreement.

Thanks, feel free to contact me upon your review.

Ronald Gardner

Contractor

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rgardner@pkfod.com | www.pkfod.com



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Hi Dan,
Appears to be fine to me.
Thanks,
Eric

On Mar 26, 2024, at 8:30 AM, Dan Balka <balkad@southamboynj.gov> wrote:

[Quoted text hidden]

Ronald Gardner

Contractor

PKF O'Connor Davies

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20 Commerce Drive, Suite 301, Cranford, NJ 07016

T: 908.272.6200 | F: 908.272.2416 | D: 908.956.0453

rgardner@pkfod.com | www.pkfod.com

<image001.jpg>

<image002.png>

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<SARA Budget 2025.pdf>



Eric Chubenko <southamboyredevelopment@gmail.com>

SARA Budget

messages

From: **Dan Balka** <balkad@southamboynj.gov>
To: "rgardner@pkfod.com" <rgardner@pkfod.com>
Cc: Eric Chubenko <southamboyredevelopment@gmail.com>

Fri, Mar 22, 2024 at 2:31 PM

Ron,

I don't believe much will change on the 24/25 Budget. I believe the Salaries will increase 3% and debt service change, other than that I can't think of any other changes. I included Eric in case he is aware of something we need to include in the budget. If you want me to give you the S&W amounts let me know.

Dan Balka

C.F.O.

City of South Amboy

From: **southamboyredevelopment@gmail.com** <southamboyredevelopment@gmail.com>
To: Dan Balka <balkad@southamboynj.gov>
Cc: rgardner@pkfod.com
Cc: southamboyredevelopment@gmail.com

Fri, Mar 22, 2024 at 2:46 PM

Hi. That looks correct to me.

On Mar 22, 2024, at 2:31 PM, Dan Balka <balkad@southamboynj.gov> wrote:

[Quoted text hidden]

From: **Ronald Gardner** <rgardner@pkfod.com>
To: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Dan Balka <balkad@southamboynj.gov>

Sun, Mar 24, 2024 at 6:00 PM

Ok Dan, I will draft this week and send a copy for your review.

Thanks.

Ronald Gardner
Contractor
PKF O'Connor Davies
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T: 908.272.6200 | F: 908.272.2416 | D: 908.956.0453

rgardner@pkfod.com | www.pkfod.com



:= (3) :=

From: southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>
Sent: Friday, March 22, 2024 2:46:28 PM
To: Dan Balka <balkad@southamboynj.gov>
Cc: Ronald Gardner <rgardner@pkfod.com>
Subject: Re: SARA Budget

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messages

Business Administrator <ba@southamboynj.gov> Tue, Mar 19, 2024 at 11:55 AM
o: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Christopher Zingaro <cingaro@njrcmlaw.com>
c: "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Dan Balka <balkad@southamboynj.gov>, Gary
Higgins <gahiggins@pkfod.com>

Good afternoon

David S. Kales

Business Administrator

140 North Broadway

South Amboy, NJ 08879

732-525-5932

From: Dan Balka <balkad@southamboynj.gov>
Sent: Tuesday, March 19, 2024 11:13 AM
To: Business Administrator <ba@southamboynj.gov>
Subject: Interlocal Agreement

Dave,

The state wants a copy of the interlocal agreement that is referenced in the SARA budget that allows the \$200,000 payment to the City by SARA to approve the budget. We found something way back in 2015 (copy attached) that would be a good templet for what we can give them. In talking with Gary, we were thinking about a simple agreement that is signed off by Eric and you (as BA for the City) should satisfy what the state is looking for and to approve us to adopt the budget. Could you try to get someone from Craig's office to draft up such a document so I can get the necessary signature and send in down to the state so they can allow us to adopt our budget? Thanks.

Dan Balka

C.F.O.

City of South Amboy

 490K

southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com> Tue, Mar 19, 2024 at 1:15 PM
To: Business Administrator <ba@southamboynj.gov>
Cc: Christopher Zingaro <czingaro@njrcmlaw.com>, "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Dan Balka <balkad@southamboynj.gov>, Gary Higgins <gahiggins@pkfod.com>
cc: southamboyredevelopment@gmail.com

Hi Dave,
[Redacted]
Eric

On Mar 19, 2024, at 11:56 AM, Business Administrator <ba@southamboynj.gov> wrote:

[Quoted text hidden]

 **scan0872.pdf**
490K

Dan Balka <balkad@southamboynj.gov> Tue, Mar 19, 2024 at 1:51 PM
To: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Business Administrator <ba@southamboynj.gov>
Cc: Christopher Zingaro <czingaro@njrcmlaw.com>, "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Gary Higgins <gahiggins@pkfod.com>

[Redacted]
[Quoted text hidden]

Business Administrator <ba@southamboynj.gov> Tue, Mar 19, 2024 at 2:51 PM
To: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>
Cc: Christopher Zingaro <czingaro@njrcmlaw.com>, "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Dan Balka <balkad@southamboynj.gov>, Gary Higgins <gahiggins@pkfod.com>

[Redacted]

David S. Kales

Business Administrator

140 North Broadway

South Amboy, NJ 08879

732-525-5932

From: southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>
Sent: Tuesday, March 19, 2024 1:16 PM
To: Business Administrator <ba@southamboynj.gov>
Cc: Christopher Zingaro <czingaro@njrcmlaw.com>, "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Dan Balka <balkad@southamboynj.gov>, Gary Higgins <gahiggins@pkfod.com>

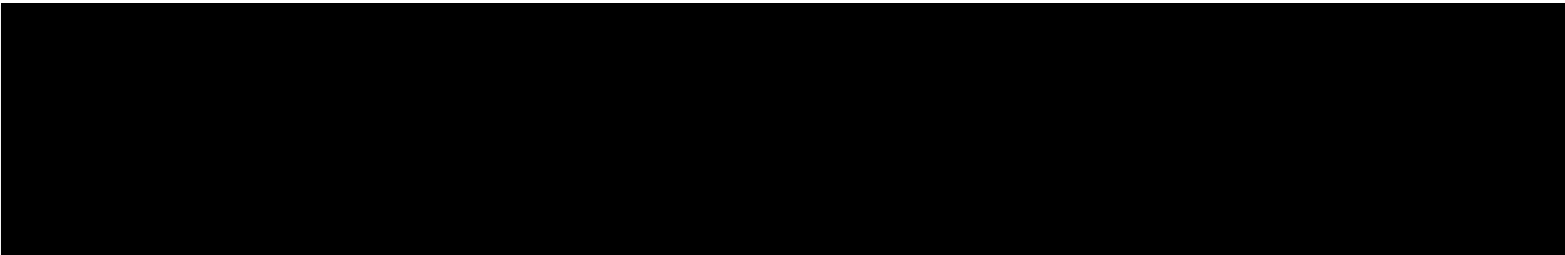
Subject: Re: [REDACTED]

Hi Dave,

[Quoted text hidden]

Christopher Zingaro <czingaro@njrcmlaw.com> Tue, Mar 19, 2024 at 3:01 PM
To: Dan Balka <balkad@southamboynj.gov>, "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Business Administrator <ba@southamboynj.gov>
Cc: "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Gary Higgins <gahiggins@pkfod.com>

All -



Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

www.njrcmlaw.com

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From: Dan Balka <balkad@southamboynj.gov>
Sent: Tuesday, March 19, 2024 1:51 PM
To: southamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>; Business Administrator <ba@southamboynj.gov>
Cc: Christopher Zingaro <czingaro@njrcmlaw.com>; Craig J Coughlin (ccoughlinattorney@yahoo.com) <ccoughlinattorney@yahoo.com>; Gary Higgins <gahiggins@pkfod.com>
Subject: [REDACTED]

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an Balka <balkad@southamboyntj.gov> Tue, Mar 19, 2024 at 3:12 PM
o: Christopher Zingaro <czingaro@njrcmlaw.com>, "southamboyntjdevelopment@gmail.com" <southamboyntjdevelopment@gmail.com>,
Business Administrator <ba@southamboyntj.gov>
c: "Craig J Coughlin (ccoughlinattorney@yahoo.com)" <ccoughlinattorney@yahoo.com>, Gary Higgins <gahiggins@pkfod.com>

Chris,

[Quoted text hidden]

Christopher Zingaro <czingaro@njrcmlaw.com> Tue, Mar 19, 2024 at 5:19 PM
o: Dan Balka <balkad@southamboyntj.gov>, Mac Womack <macwomack3d@gmail.com>
c: "Eric Chubenko (southamboyntjdevelopment@gmail.com)" <southamboyntjdevelopment@gmail.com>, Business Administrator
ba@southamboyntj.gov>, Craig Coughlin <ccoughlinattorney@yahoo.com>

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

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From: Dan Balka <balkad@southamboyntj.gov>
Sent: Tuesday, March 19, 2024 3:30 PM
To: Christopher Zingaro <czingaro@njrcmlaw.com>
Subject: [REDACTED]

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Chris,

From: Christopher Zingaro <czingaro@njrcmlaw.com>
Sent: Tuesday, March 19, 2024 3:01 PM
To: Dan Balka <balkad@southamboyntj.gov>; southamboyntjdevelopment@gmail.com; Business Administrator <ba@southamboyntj.gov>
Cc: Craig J Coughlin (ccoughlinattorney@yahoo.com) <ccoughlinattorney@yahoo.com>; Gary Higgins <gahiggins@pkfod.com>
Subject: [REDACTED]

All -

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

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2 attachments

 **Interlocal agreement - RCM Clean 2024-03-19.docx**
24K

 **Interlocal agreement - RCM Redline 2024-03-19.docx**
24K

Christopher Zingaro <czingaro@njrcmlaw.com>

Wed, Mar 20, 2024 at 9:15 AM

cc: Dan Balka <balkad@southamboyntj.gov>

cc: Mac Womack <macwomack3d@gmail.com>, Craig Coughlin <ccoughlinattorney@yahoo.com>, "Eric Chubenko" <southamboyntjdevelopment@gmail.com> <southamboyntjdevelopment@gmail.com>

Morning Dan,

Christopher D. Zingaro, Esq. | Partner
RAINONE COUGHLIN MINCHELLO, LLC
555 U.S. Route One South, Suite 440
Iselin, New Jersey 08830
Direct: (732) 709-4182 ext. 1024
Fax: (732) 791-1555
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From: Dan Balka <balkad@southamboyntj.gov>
Sent: Wednesday, March 20, 2024 8:19:25 AM
To: Christopher Zingaro <czingaro@njrcmlaw.com>
Subject: [REDACTED]

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From: Christopher Zingaro <czingaro@njrcmlaw.com>
Sent: Tuesday, March 19, 2024 5:20 PM
To: Dan Balka <balkad@southamboyntj.gov>; Mac Womack <macwomack3d@gmail.com>
Cc: Eric Chubenko (southamboyntjdevelopment@gmail.com) <southamboyntjdevelopment@gmail.com>; Business Administrator <ba@southamboyntj.gov>; Craig Coughlin <ccoughlinattorney@yahoo.com>
Subject: [REDACTED]

Christopher D. Zingaro, Esq. | Partner
Rainone Coughlin Minchello, LLC
555 U.S. Route One South, Suite 440
Iselin, New Jersey 08830
Direct: (732) 709-4182 ext. 1024
Fax: (732) 791-1555
Email: czingaro@njrcmlaw.com
<https://link.edgepilot.com/s/2c8c3d71/v6QK8bCgeUS9A00C6Y6aNg?u=http://www.njrcmlaw.com/>

SARA Contributionmessages

an Balka <balkad@southamboynj.gov>
o: Eric Chubenko <southamboyredevelopment@gmail.com>
c: "Gary W. Higgins" <gahiggins@pkfod.com>

Wed, Mar 13, 2024 at 8:27 AM

Eric,

When the state reviewed the City's budget, they decided they need to see a copy of the South Amboy R.A. Interlocal Agreement (as it is labeled in the authority budget). I gave her copies of the checks and the pages of SARA's budget showing the funds, but she always needs to ask for something. I am not sure of exactly what she would think is out there. Do you have any ideas of how I can supplier with this "agreement". Thanks.

Dan Balka

C.F.O.

City of South Amboy

outhamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>
o: Dan Balka <balkad@southamboynj.gov>
c: "Gary W. Higgins" <gahiggins@pkfod.com>
cc: southamboyredevelopment@gmail.com

Wed, Mar 13, 2024 at 11:29 AM

Hi Dan,
I believe we adopt a resolution on an annual basis for the interlocal agreement. Kelly should be able to locate the resolution and give you a copy.
Thanks,
Eric

On Mar 13, 2024, at 8:27 AM, Dan Balka <balkad@southamboynj.gov> wrote:

[Quoted text hidden]



Eric Chubenko <southamboyredevelopment@gmail.com>

messages

Christopher Zingaro <czingaro@njrcmlaw.com> Tue, Mar 5, 2024 at 4:24 PM
o: "Eric Chubenko (southamboyredevelopment@gmail.com)" <southamboyredevelopment@gmail.com>
c: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <rgordon@njrcmlaw.com>, Kevin Mcmanimon
KMcManimon@msbnj.com>

Eric,

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

www.njrcmlaw.com

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From: Kenneth Pape <KPape@hpnjlaw.com>
Sent: Tuesday, March 5, 2024 3:21:26 PM
To: Christopher Zingaro <czingaro@njrcmlaw.com>
Cc: Ronald Gordon <rgordon@njrcmlaw.com>; Felix Bruselovsky <felix@19petroleum.com>; Jeff Mendelson
<jeff@19petroleum.com>; Kevin Mcmanimon <KMcManimon@MSBNJ.COM>
Subject: [REDACTED]

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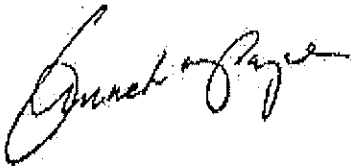
Dear Mr. Zingaro –

[REDACTED]

[REDACTED]

Would you confirm with the City that this is acceptable?

Very truly yours,



For the Firm

Kenneth L. Pape

Partner | Heilbrunn Pape

516 State Route 33, Millstone, NJ 08535

732.679.8844 | kpape@hpnjlaw.com



KLP:dhm

From: Christopher Zingaro <czingaro@njrcmlaw.com>

Sent: Saturday, March 2, 2024 9:00 AM

To: Kenneth Pape <KPape@hpnjlaw.com>

Cc: Ronald Gordon <rgordon@njrcmlaw.com>;

Subject: [REDACTED]

Thank you for your follow-up.

Enjoy the rest of the weekend.

Christopher D. Zingaro, Esq. | Partner

Rainone Coughlin Minchello, LLC

555 U.S. Route One South, Suite 440

Iselin, New Jersey 08830

Direct: (732) 709-4182 ext. 1024

Fax: (732) 791-1555

Email: czingaro@njrcmlaw.com

<https://link.edgепilot.com/s/ba4758cf/RJZFur3NLUGA7pFTjA11BA?u=http://www.njrcmlaw.com/>

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From: Kenneth Pape <KPape@hpnjlaw.com>

Sent: Friday, March 1, 2024 8:55 AM

To: Christopher Zingaro <czingaro@njrcmlaw.com>

Cc: felix@19petroleum.com <felix@19petroleum.com>

Subject [REDACTED]

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Dear Mr. Zingaro -



Kenneth L. Pape

Partner | Heilbrunn Pape

516 State Route 33, Millstone NJ 08535

732.679.8844 | kpape@hpnjlaw.com



KLP:jb

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

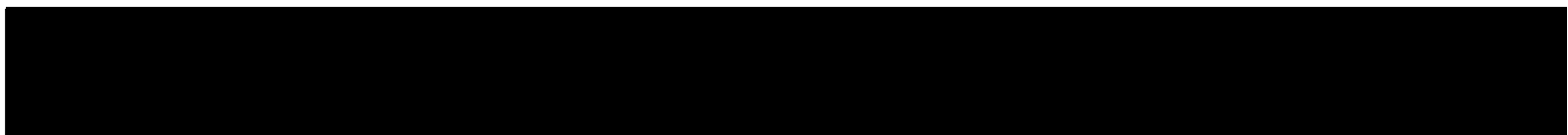
outhamboyredevelopment@gmail.com <southamboyredevelopment@gmail.com>

Tue, Mar 5, 2024 at 5:23 PM

o: Christopher Zingaro <czingaro@njrcmlaw.com>

c: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <RGordon@njrcmlaw.com>, Kevin Mcmanimon <kmcmanimon@msbnj.com>, Business Administrator <ba@southamboynj.gov>

cc: southamboyredevelopment@gmail.com



On Mar 5, 2024, at 4:24 PM, Christopher Zingaro <czingaro@njrcmlaw.com> wrote:

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

<image006.jpg>

For the Firm

Kenneth L. Pape

Partner | Heilbrunn Pape

516 State Route 33, Millstone, NJ 08535

732.679.8844 | kpape@hpnjlaw.com

<image007.jpg>

[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

<image008.jpg>

Kenneth L. Pape

Partner | Heilbrunn Pape

516 State Route 33, Millstone NJ 08535

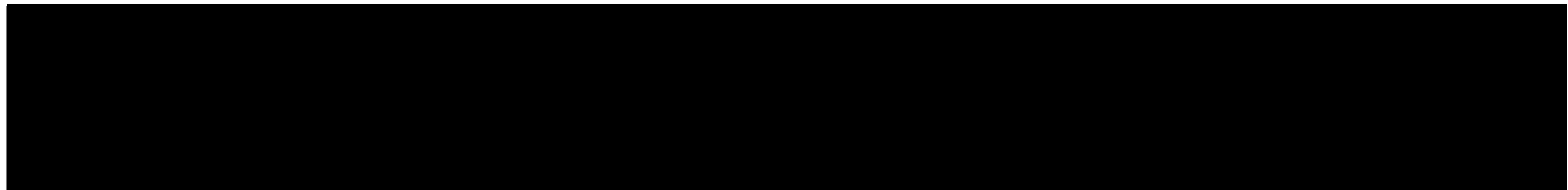
732.679.8844 | kpape@hpnjlaw.com

<image009.jpg>

KLP:jb

[Quoted text hidden]

Business Administrator <ba@southamboynj.gov> Wed, Mar 6, 2024 at 7:27 AM
o: "southamboyredevelopment@gmail.com" <southamboyredevelopment@gmail.com>, Christopher Zingaro <czingaro@njrcmlaw.com>
ic: Craig Coughlin <ccoughlinattorney@yahoo.com>, Ronald Gordon <RGordon@njrcmlaw.com>, Kevin Mcmanimon
kmcmanimon@msbnj.com>



David S. Kales
Business Administrator
140 North Broadway
South Amboy, NJ 08879