

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting January 19, 2006

CALL MEETING TO ORDER

The meeting was called to order at 6:45p.m. in the Rahway Public Library.

SALUTE THE FLAG

Commissioners, officials and public attendees then saluted to the flag.

OPEN PUBLIC MEETINGS ACT

This meeting was advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey.

ROLL CALL

On a call of the roll the following officials were present:

William Rack, Chairman
Courtney Clark, Commissioner
Anthony Deige, Commissioner
Carlos Garay, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the December 15, 2005 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Garay, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - None

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated December 19, 2005 from Francis Regan, Esq., to Ronald Esposito, Esq., regarding 1646-54 Irving Street.*
- 2. Letter dated December 22, 2005 from Peter Pelissier, Executive Director, to Arnold Young of A&M Industrial Supplies regarding "A&M Industrial Site Redevelopment Project".*
- 3. Letter dated December 22, 2005 from Peter Pelissier, Executive Director, to Roy Southerland of the NJ Redevelopment Authority regarding Block 318.*
- 4. Letters dated December 22, 2005 from Kerry Corcoran, Recording Secretary, to all Agency appointed redevelopers with current projects, regarding "Monthly Status Reports".*
- 5. Three separate letters to Craig Feldman, Esq., of Riverwalk Developers, LLC from Francis Regan, Esq., regarding the mortgage payoffs from Riverwalk Developers to the Agency for 397, 405 and 413 Johnson Street.*

CORRESPONDENCE (continued)

6. *Monthly status reports from developers as follows:*
 - A. *Dornoch - Rahway, LLC - Block 320, Lots 1, 1.01, 2, 3 and 4*
 - B. *Dornoch - Rahway, LLC - Block 318, Lots 1 through 11, 18 and 23.*
 - C. *Heartstone Development, LLC - Block 148, Lots 1, 5, 6, 7, 10, 23 and 24.*
 - D. *Diversified Communities - Riverwalk at Rahway, Riverbend at Rahway, and Triangle Motel.*
 - E. *Wheatena Urban Renewal, LLC - Wheatena Redevelopment Project.*
 - F. *T & S Developers - Block 319, Lots 1-3 & 8.*
 - G. *Renaissance at Rahway, LLC - Block 379, Lots 1-8.*
 7. *Letter dated January 11, 2006 from Peter Pelissier, Executive Director, to Robert Gorman, Business Administrator, regarding Warwick Labs former site.*
 8. *Letter dated January 11, 2006 from Peter Pelissier, Executive Director, to Francis Regan, Esq., regarding a Whitestone Associates invoice and the former Warwick Labs site.*
 9. *Letter dated January 11, 2006 from Peter Pelissier, Executive Director, to Lenore Slothower, A.I.C.P., regarding "Lower Essex Street Waterfront Redevelopment Project, Rahway, N.J., EDI-SP Grant Balance of \$500,000".*
 10. *Letter dated January 11, 2006 from Francis Regan, Esq., to Frank Ruggiero, C.F.O., regarding "Hamilton Laundry Redevelopment Project".*
 11. *Letter dated January 12, 2006 from Lenore Slothower, City Planner, to Peter Pelissier, Executive Director regarding "Lower Essex Street Waterfront Redevelopment Project, Rahway, N.J., EDI-SP Grant Balance of \$500,000".*
 12. *Letter dated January 11, 2006 from Francis Regan, Esq., to the Board of Trustees at the Trinity Methodist Episcopal Church of Rahway regarding "Block 316, Portion of Lot 2.01, 1428 Main Street and 112 East Milton Avenue, Rahway, New Jersey."*
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COMMENTS FROM PUBLIC

1. *Frank Janusz of 604 W. Scott Avenue asked, in regards to de-designating Rocco Iossa as redeveloper of Block 305, Lot 5.04, is there any penalty for the redeveloper not following through. The Executive Director replied that the original agreement with the Mr. Iossa was never signed although this redeveloper did pay \$15,000 to the Agency already and these funds will not be returned.*
 2. *Pat Leone of 228 W. Scott Avenue asked if there were any parking plans for the arts district area. The Executive Director replied that no formal concept plan has been submitted but there will be a public parking component with "pocket parking" considered throughout the entire downtown area.*
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TREASURER'S REPORT

The Treasurer's Report was moved by Commissioner Clarke, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash & Rack; Nays - None; Abstained - None; Absent - Saliga.

EXECUTIVE DIRECTOR

The Executive Director referred to the written project status report and added the following:

1. *Park Square - Excavators, loaders and dump trucks are working on the site each day and the foundation permits will be taken out soon.*
2. *Carriage City Hotel & Tower - The lean on property to clean up the site has created issues with the redeveloper's bank and the State. The Council introduced an ordinance at the last meeting to appropriate the funds to satisfy the bank.*

EXECUTIVE DIRECTOR (continued)

The parking agreement is almost finalized and if the East Milton Avenue and Irving Street intersection is signalized as suggested in the traffic study, this would alleviate the hotel from being reduced. Chairman William Rack then asked that the Agency send a letter to the City Council stating their recommendations as follows:

A. The intersection of Fulton Street, Irving Street and East Milton Avenue should be signalized. The main purpose of the signalization would be to provide safety to motorists and pedestrians. Additionally, the Union County Planning Board has recommended a 400' site line at this intersection in order to make the Carriage City Hotel and Tower compliant for traffic safety. In order to do this, a signal is necessary and must be installed in connection with the development of the hotel site.

B. In hand with the first recommendation, Irving Street should be realigned with Fulton Street at the time of the signalization improvement.

C. Where Hamilton Street meets Irving Street, the Hamilton Street traffic should be directed to flow away from Irving St. only. Making Hamilton Street one way near this intersection would prevent future vehicular accidents.

The Commissioners agreed that the letter should be sent with all of the aforementioned recommendations.

3. Kelly's Bar Liquor License - There are liens on this license by the State and the Agency is waiting to hear what they are.

4. Riverwalk - The latest property sold went for \$528,000.

5. Center Circle - Three different proposals were presented by a developer for this site. "Something with a mixed use that would have an inviting flow with the surrounding area should be put there" the Executive Director added.

6. Dornoch I - There are still parking issues being addressed.

LEGAL REPORT

The General Counsel referred to his written project status report.

NEW BUSINESS

Presentations

George Sanguiliano of Century 21 JRS Realty, 138 Westfield Ave., Clark, regarding request to open a Century 21 Real Estate office at 1474 Main Street. *Commissioner Nash made a motion to recommended a zoning overlay by the Planning Board to approve this request. The motion was seconded by Commissioner Garay and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash & Rack; Nays - None; Abstained - Saliga; Absent - None.*

Resolutions

5-06 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO STACK, COOLAHAN & STACK, L.L.C. FOR APPRAISAL CONSULTING SERVICES

Moved: Commissioner Nash

Seconded: Commissioner Leso

Ayes: Clarke, Deige, Garay, Leso, Nash, Rack & Saliga

Nays: None

Abstained: None

Absent: None

6-06 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY DE-DESIGNATING ROCCO IOSSA AS REDEVELOPER OF PROPERTY KNOWN AS BLOCK 305, LOT 5.04 AND RESCINDING ANY ACTIONS PREVIOUSLY TAKEN BY THE AGENCY

