

Rahway Redevelopment Agency

MINUTES Regular Meeting February 6, 2008

CALL TO ORDER

The meeting was called to order at 6:35 P.M. in the Rahway City Council Chambers

OPEN PUBLIC MEETINGS ACT

Chairman Rack noted this meeting was advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey

PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees saluted to the flag

ROLL CALL

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

Anthony Deige, Commissioner
Timothy Nash, Commissioner
Nancy Saliga, Commissioner
James Ferrell, Commissioner
Carlos Garay, Commissioner
William Rack, Chairman

The following officials were absent:

Courtney Clarke, Vice Chairman

APPROVAL OF MINUTES

A motion was made by Commissioner Nash, seconded by Commissioner Deige, to accept and approve the minutes listed below:

*January 2, 2008 Regular Meeting
January 2, 2008 Reorganization Meeting*

Yes: Commissioners Deige, Ferrell, Nash, Garay, Saliga, and Rack

Absent: Commissioner Clarke

CORRESPONDENCE

1. *Memo dated December 17, 2007 from Jackie Zelinka, Program Development Administrator regarding New Jersey Local Housing Authority and Redevelopment Agency Training Program*
2. *Letter dated January 2, 2008 from Carl Eler, Esq. to Peter Pelissier, Executive Director, regarding Wheatena Redevelopment Project*
3. *Letter dated January 9, 2008 from John Maselli, NJ DEP to Mayor James Kennedy regarding Riverview Manor (Lenington Street Redevelopment)*
4. *Letter dated January 8 2008 from the City of Rahway to property owner of 350 Hamilton Street, Rahway regarding flooding.*
5. *Letter dated January 10, 2008 from Francis X. Regan, Esq., General Counsel, to Ronald Esposito, Esq. regarding KC Jazz and 1646-54 Irving Street, Rahway, New Jersey.*
6. *Letter dated January 10, 2008 from Francis X. Regan Esq., General Counsel, to Peter Michael Moore, Esq. regarding 1342 Genovese Lane, Rahway, New Jersey.*
7. *Letter dated December 10, 2007 from Francis X. Regan, Esq., General Counsel, to Scott A Telson, Esq. regarding Irving Street Tavern and KC Jazz.*
8. *Letter dated January 15, 2007 from Cheryl Hanenberg, to Cynthia Solomon regarding Diversified Communities projects.*
9. *Letter dated January 17, 2008 from Richard A. Kulman Esq., Prime Appraisal, to Grover Investment, LLC. regarding 312-314 Hamilton Street, Rahway.*
10. *Letter dated January 24, 2008 from William Dressel, Jr., to Mayor Kennedy regarding New Jersey Future Redevelopment Forum.*
11. *Letter dated January 24, 2008 from Francis X. Regan Esq., General Counsel, to Peter Michael Moore, Esq. regarding 1314 Genovese Lane, Rahway, New Jersey.*
12. *Letter dated January 30, 2008 from Peter Pelissier to Dornoch I regarding The Savoy and municipal services.*

13. Letter dated January 24, 2008 from Langan Engineering to Gary Greulich, NJDEP, regarding Elizabeth Avenue Redevelopment Project.
 14. Letter dated January 24, 2008 from Langan Engineering to Gary Greulich, NJDEP, regarding Elizabeth Avenue Redevelopment Project.
 15. Letter dated January 31, 2008 from Richard Watkins, Construction Official, to James Wendell regarding the City of Rahway Water Connection Fees.
 16. Letter dated January 31, 2008 from Richard Watkins, Construction Official, to Charles Williams regarding the City of Rahway Water Connection Fees.
 17. Letter dated January 31, 2008 from Richard Watkins, Construction Official, to Michael Merlis regarding the City of Rahway Water Connection Fees.
 18. Letter dated February 1, 2008 from Carl Erler, Esq. to Peter Pelissier, Executive Director, regarding Wheatena Redevelopment Project
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STATUS REPORTS

Casey Granieri gave an update on the KC Jazz Redevelopment Project. He stated the current delay in construction was due to the changing requirements regarding DEP permits. He explained that he cannot obtain financing until all permitting has been approved. He requested an extension by the RRA for his mortgage payment. Peter Pelissier suggested that Mr. Granieri give an update at the March 2008 RRA meeting, at which time the RRA will advise the agency's attorney to extend the mortgage payment until June 15, 2008.

COMMENTS FROM THE PUBLIC

There were no comments from the public

TREASURER'S REPORT

A motion was made by Commissioner Nash, seconded by Commissioner Garay, to accept and approve the Treasurer's Report.

*Yes: Commissioners Deige, Ferrell, Nash, Garay, Saliga, and Rack
Absent: Commissioner Clarke*

EXECUTIVE DIRECTOR'S REPORT

Executive Director, Peter Pelissier reported the following:

- Park Square – Landmark Developers want to meet with PSEG regarding underground electrical service to the project. Plans for the 2nd phase of the project have been submitted.
- Carriage City is progressing with an opening planned for June 2008.
- Intersection improvements at the corner of East Milton Avenue and Irving Street should be completed by April 2008.
- A design of intersection improvements at five corners (Irving Street, Hamilton Street, West Main Street) is under consideration.
- Wheatena – Matzel & Mumford will be proposing the construction of the project in phases, beginning with the development of the existing parking lots.
- Dornoch – The Savoy is on track, although DEP permit process slowed construction. Dornoch is moving forward with their projects, even though they have moved their offices. The Westbury may be requesting a joint venture (the RRA and/or Parking Authority) on the construction of the parking deck.
- Hamilton Laundry – demolition of the Laundry should take place in August 2008 and the amphitheater construction finished by the summer of 2009.
- Town Center – may change developers. DeBartolo Developers is in current talks with the current property owners. An RPF may be considered for the development of the property.

A motion was made by Commissioner Deige, seconded by Commissioner Nash, to accept and approve the Executive Director's report.

*Yes: Commissioners Deige, Ferrell, Nash, Garay, Saliga, and Rack
Absent: Commissioner Clarke*

LEGAL REPORT

None

UNFINISHED BUSINESS

NEW BUSINESS

Presentations:

Ralph Monte, 811 New Brunswick Avenue. Applicant wants to consolidate his business by constructing a new 22,000 sq. ft. building.

A motion was made by Commissioner Garay and seconded by Commissioner Deige to approve the proposed plan and recommend an amendment to the New Brunswick Avenue Redevelopment Plan.

Yes: Commissioners Nash, Ferrell, Garay, Deige, Rack, Saliga
Absent: Commissioner Clarke

DISCUSSIONS

COMMISSIONER'S COMMENTS

There were no Commissioner's comments at this time

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:20 P.M.

Respectfully submitted,

Cynthia Solomon
Recording Secretary