

# Rahway Redevelopment Agency

## - MINUTES -

Regular Meeting  
February 17, 2004

### **CALL MEETING TO ORDER**

*The meeting was called to order at 6:37p.m. in the Rahway Recreation Center.*

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### **SALUTE THE FLAG**

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

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### **OPEN PUBLIC MEETINGS ACT**

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

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### **ROLL CALL**

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

Courtney Clarke, Chairman  
Anthony Deige, Commissioner  
Paul Leso, Commissioner  
Timothy Nash, Commissioner  
William Rack, Commissioner  
Nancy Saliga, Commissioner

*The following officials were absent:*

Brian O'Donnell, Commissioner

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### **APPROVAL OF MINUTES**

*The Minutes of the January 20, 2004 Organizational Meeting were moved by Commissioner Rack, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - O'Donnell.*

*The Minutes of the January 20, 2004 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - O'Donnell.*

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### **CORRESPONDENCE**

*The following correspondence was received:*

1. Letter dated January 27, 2004 from Mr. Robert Gorman, Business Administrator, to Brian Erlandsen of the Business and Governmental Insurance Agency, regarding insurance coverage for Agency acquired properties.
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### **COMMENTS FROM PUBLIC**

*No comments were made by the public.*

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### **TREASURER'S REPORT**

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

## EXECUTIVE DIRECTOR & LEGAL REPORT

*The Executive Director and General Counsel reported together on the following:*

- 1. Mitchell Typewriter - A cross access agreement provision with right of first refusal is being sent to Mr. Giacobbe and a resolution should be on next month's agenda regarding this agreement.*
- 2. Landmark - The developer has gone too far along without producing, although a final redevelopment agreement should be completed within a few weeks along with the finance agreement. The developer also needs to provide proposed amendments to the Central Business District Redevelopment Plan for the project.*
- 3. Bell Drugs - The developer (Rahway YMCA) will be heard at the next Planning Board Meeting.*
- 4. Essex Street - The Executive Director commented for the record that Ms. Lenore Slothower has done a fabulous job working with the NJDEP on this project, and that it is progressing nicely now and work should commence in June or July.*
- 5. Leesville Auto - A five year lease has been negotiated with Leesville Auto to use the the Warwick Labs site, and due to the fact the property is heavily contaminated, Leesville Auto has agreed to secure all NJDEP approvals to remediate the location. Additionally, the company will pay the agency rent which will be credited back to them after they have removed the tanks at the site and demolition has been completed. There should be a resolution on next month's agenda regarding the lease.*
- 6. A&M - An agreement between Mr. Bonny and Mr. Young looks positive. Mr. Young will be proceeding to have some of the houses appraised, and the Grief Bros. location is no longer an issue anymore and can be removed from the project status reports.*
- 7. Landmark Liquors - There are many zoning and building violations on this site which the Patel's are in the process of handling. Acquiring the building and retiring the license should be determined by the City or Agency.*
- 8. Hobby Shop - It is currently in shambles and the Executive Director stated he would attempt to have someone from the Hobby Shop attend the next Agency meeting.*
- 9. Dock Street Site - Work is progressing wonderfully; the roof is already being constructed.*
- 10. Hamilton Laundry - Commissioner Deige stated at this time that the actual laundry site has now been completed vacated. Mr. Regan then stated that the limousine service vehicles should be removed from the property by the end of this month.*
- 11. Daycare Center - The developer has contacted Mr. Regan and stated that they hope to begin building in the near future.*
- 12. Essex Street Park - The four parcels will be turned over to the City prior to the next meeting.*
- 13. Library - The Executive Director stated he would contact SDI this week to find out the rental status of the office space within the building.*
- 14. Rosegate - The acquisition of properties was completed and demolition should begin shortly.*

*The Executive Director made a request to add a closed session resolution to the agenda in order to discuss contract negotiations relating to the Chen property.*

*The Executive Director and General Counsel's verbal reports were moved by Commissioner Rack, seconded by Commissioner Leso, and then adopted by the following vote: Ayes – Clarke, Deige, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - O'Donnell.*

## UNFINISHED BUSINESS

## **NEW BUSINESS**

### *Presentations*

1. James Houston of Bohler Engineering provided the Agency with the “Executive Summary for the Sanitary Sewer Capacity Analysis of The City of Rahway Redevelopment Area” and made a presentation on same.

### *Resolutions*

- 5-04 RESOLUTION DESIGNATING PREMIER HOMES AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 318, LOTS 1 THROUGH 11, 18 AND 23 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT

*Moved: Commissioner Leso* *Seconded: Commissioner Rack*

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

*Nays: None*

*Abstained: None*

*Absent: O'Donnell*

- 6-04 RESOLUTION AUTHORIZING A SETTLEMENT WITH THE PROPERTY OWNER IN THE ACQUISITION THROUGH CONDEMNATION OF BLOCK 299, LOTS 3 AND 7, LOCATED WITHIN THE EAST HAZELWOOD AVENUE REDEVELOPMENT AREA

*Moved: Commissioner Rack* *Seconded: Commissioner Leso*

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

*Nays: None*

*Abstained: None*

*Absent: O'Donnell*

- 7-04 RESOLUTION DESIGNATING THE MATZEL & MUMFORD ORGANIZATION AS AN AGENT OF THE RAHWAY REDEVELOPMENT AGENCY FOR PURPOSES OF ENTERING UPON PROPERTIES KNOWN AS TAX BLOCK 228, LOTS 1 - 6 IN THE ELIZABETH AVENUE (FORMER QUINN & BODEN/-WHEATENA SITE) REDEVELOPMENT AREA TO UNDERTAKE STUDIES AND TESTS PURSUANT TO N.J.S.A. 20:3-1 ET SEQ.

*Moved: Commissioner Leso* *Seconded: Commissioner Nash*

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

*Nays: None*

*Abstained: None*

*Absent: O'Donnell*

- 8-04 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTIES KNOWN AS BLOCK 388, LOTS 7 & 15, ALSO KNOWN AS 674 EAST GRAND AVENUE & 657 EAST SCOTT AVENUE, LOCATED IN THE ROUTE 1 & 9 REDEVELOPMENT AREA

*Moved: Commissioner Rack* *Seconded: Commissioner Leso*

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

*Nays: None*

*Abstained: None*

*Absent: O'Donnell*

- 9-04 RESOLUTION TO REJECT BIDS RECEIVED FOR THE PROJECT ENTITLED “ESSEX STREET DEMOLITION PROJECT”

*Moved: Commissioner Rack* *Seconded: Commissioner Nash*

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

*Nays: None*

*Abstained: None*

*Absent: O'Donnell*

