

**Rahway Redevelopment Agency**  
**- MINUTES -**  
**Regular Meeting**  
**March 18, 2003**  
**6:30p.m.**

**CALL MEETING TO ORDER**

The meeting was called to order at 6:40p.m. in the Rahway Recreation Center, Room 112.

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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  
Paul Leso, Commissioner  
Timothy Nash, Commissioner  
Brian O'Donnell, Commissioner (arrived at 6:59p.m.)  
Nancy Saliga, Commissioner

The following were absent:

Anthony Deige, Commissioner  
William Rack, Commissioner

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**APPROVAL OF MINUTES**

The Minutes of the February 5, 2003 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Leso, Nash and Saliga; Nays - None; Abstained - None; Absent - Deige, O'Donnell and Rack.

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**CORRESPONDENCE**

There was no correspondence received.

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## **COMMENTS FROM PUBLIC**

There were no comments made at this time. Chairman Clarke reopened this portion of the meeting for questions from the public after the Agency discussed unfinished business.

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## **TREASURER'S REPORT**

The Treasurer reported on monthly activity at this time.

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## **EXECUTIVE DIRECTOR'S REPORT**

The Executive Director discussed the UCIA financing as it relates to Resolution 24-03, and reported briefly on meetings that he had this week regarding Landmark, Kelly's Bar and Mr. Zeleznik's property. He further stated that there should be a closing this week for the Main and Monroe project, the YMCA is underway, and Ken Schwartz will be starting shortly.

## **LEGAL REPORT**

The General Counsel referred to his written report. He further stated the Ryan property on Sherman Street was closed and the remaining Essex Street properties should be vacated by the end of May.

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## **UNFINISHED BUSINESS**

There was no unfinished business to be discussed. Chairman Clarke then opened the floor for public questions. Mr. Guy Ewings, III of Hazelwood Avenue, questioned the status of the Masonic property at 537 Hazelwood Avenue. The Executive Director responded that the financing is in place, construction should start this summer, and the remaining two property owners who have not accepted an offer yet are being contacted tomorrow to commence negotiations if necessary. The General Counsel further added that if the negotiations fail, condemnation proceedings must take place, and that all tenants will be given a reasonable time frame to relocate.

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## **NEW BUSINESS**

### Presentations

David Strauss - Elizabeth Ave. Redevelopment Area

### Resolutions

21-03 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT/-PROPERTY EXCHANGE AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 326, LOTS 1, 2 & 3 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA WITH JENNIFER WENSON MAIER AND ERIC MAIER FOR THE DEVELOPMENT OF A PARKING LOT PROJECT

Moved: Commissioner Nash    Seconded: Commissioner O'Donnell

Ayes: Clarke, Leso, Nash, O'Donnell & Saliga

Nays: None

Abstained: None

Absent: Deige & Rack

22-03 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 320, LOTS 17 AND 19 AND PORTIONS OF LOTS 6 THROUGH 16 AND 18 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA WITH RIVER PLACE AT RAHWAY, LLC AND THE RAHWAY PARKING AUTHORITY FOR DEVELOPMENT OF A RESIDENTIAL PROJECT

Moved: Commissioner Leso Seconded: Commissioner O'Donnell

Ayes: Clarke, Leso, Nash, O'Donnell & Saliga

Nays: None

Abstained: None

Absent: Deige & Rack

23-03 RESOLUTION TO AMEND THE AWARD OF A PROFESSIONAL SERVICES CONTRACT TO THE BIBER PARTNERSHIP, AIA FOR ADDITIONAL ARCHITECTURAL CONSULTING SERVICES RELATIVE TO THE PUBLIC LIBRARY/OFFICE BUILDING PROJECT IN THE LOWER MAIN STREET REDEVELOPMENT AREA

Moved: Commissioner O'Donnell Seconded: Commissioner Saliga

Ayes: Clarke, Leso, Nash, O'Donnell & Saliga

Nays: None

Abstained: None

Absent: Deige & Rack

24-03 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY, IN THE COUNTY OF UNION, STATE OF NEW JERSEY (THE "AGENCY") AUTHORIZING THE EXECUTION OR ACKNOWLEDGMENT AND DELIVERY BY THE AGENCY OF CERTAIN AGREEMENTS IN RELATION TO THE UNION COUNTY IMPROVEMENT AUTHORITY "LOAN REVENUE BONDS, SERIES 2003 (RAHWAY REDEVELOPMENT AGENCY PROJECT)" IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$4,500,000 FOR THE PURPOSE OF PROVIDING MONIES AND UNDERTAKING CERTAIN REDEVELOPMENT PROJECTS IN THE CITY OF RAHWAY, IN THE COUNTY OF UNION, STATE OF NEW JERSEY

Moved: Commissioner Nash Seconded: Commissioner O'Donnell

Ayes: Clarke, Leso, Nash, O'Donnell & Saliga

Nays: None

Abstained: None

Absent: Deige & Rack

25-03 RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR THE LEASE OF THE PROPERTY KNOWN AS TAX BLOCK 330, LOT 2 IN THE ESSEX STREET REDEVELOPMENT AREA WITH KENNETH I. SCHWARTZ, REDEVELOPER FOR USE AS A SALES OFFICE IN CONJUNCTION WITH THE DEVELOPMENT OF A RESIDENTIAL TOWNHOUSE PROJECT

Moved: Commissioner O'Donnell Seconded: Commissioner Leso

Ayes: Clarke, Leso, Nash, O'Donnell & Saliga

Nays: None

Abstained: None

Absent: Deige & Rack

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**COMMISSIONERS' COMMENTS**

There were no comments made by the Commissioners. Chairman Clarke asked Ms. Lenore Slothower, Director of Building, Planning and Economic Development, if she would like to speak at this time. Ms. Slothower briefed the Agency on upcoming Planning Board projects.

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**ADJOURNMENT**

There being no further business the meeting adjourned at 8:20p.m.