

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting

April 20, 2004

CALL MEETING TO ORDER

The meeting was called to order at 6:31p.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:

Courtney Clarke, Chairman
Anthony Deige, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
Brian O'Donnell, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

Minutes of the March 16, 2004, Regular Meeting were moved by Commissioner O'Donnell, seconded by Commissioner Deige, and then adopted by the following vote: Ayes - Clarke, Deige, Leso, Nash & O'Donnell; Nays - None; Abstained - Leso, Rack & Saliga.

CORRESPONDENCE

The following correspondence was received:

1. Letter to Thomas J. Malman, Esq., of Pitney, Harden, Kipp & Schuch, LLP, from Francis Regan, General Counsel, regarding "Rahway Redevelopment Agency and M&M @ Wheteana Urban Renewal, LLC Access Agreement" dated April 5, 2004.
2. "Notice of Hearing to Property Owners" dated April 6, 2004, from the Rahway Planning Board, regarding a public hearing scheduled on April 27, 2004 for an application for premises located at Block 158, Lot 3.
3. Letter to William M. Connelly, Director of the Division of Codes & Standards, Department of Community Affairs, from Francis Regan, General Counsel, regarding "Rahway Redevelopment Agency Workable Relocation Assistance Plan, Route 1 & 9 Redevelopment Area" dated March 25, 2004.
4. Letter to Megan Sullivan of the Division of Codes & Standards, Department of Community Affairs, from Francis Regan, General Counsel, regarding "Rahway Redevelopment Agency Workable Relocation Assistance Plan, Route 1 & 9 Redevelopment Area" dated April 9, 2004.
5. Letter to Peter Pelissier, Executive Director, from Francis Regan, General Counsel, regarding "YMCA of Eastern Union County, Planning Board Application" dated April 5, 2004.
6. Letter from Francis Janusz, 2nd Ward Councilmember, regarding "Request for Access to

Government Records” dated March 29, 2004.

CORRESPONDENCE (continued)

7. Letter to Francis Janusz, 2nd Ward Councilmember, from Kerry Corcoran, Custodian of Records, regarding “Request for Access to Government Records, Rahway Redevelopment Agency” dated April 2, 2004.

8. Letter to Kerry Corcoran, Custodian of Records, from Francis Regan, General Counsel, regarding “Request for Access to Government Records, Councilmember Francis Janusz, March 29, 2004” dated April 6, 2004.

9. Copy of receipt for “Request For Access to Government Records” as requested by Francis Janusz, 2nd Ward Councilmember, with a final completion date of April 8, 2004.

10. City Council Resolution AR-104-04 entitled “A RESOLUTION REQUESTING THE RAHWAY REDEVELOPMENT AGENCY TO SUPPLY THE RAHWAY CITY CLERK WITH A COPY OF THE REDEVELOPMENT PACKET”.\

11. Letter from William H. Michelson, Esq., regarding “Our Clients: Leung and Anna Chen, Property Address: 1439-1443 Irving Street, Rahway, NJ, Our File No. 1394,” dated April 16, 2004.

COMMENTS FROM THE PUBLIC

There were no comments made by the public at this time.

TREASURER’S REPORT

The Treasurer’s report was moved by Commissioner Rack, seconded by Commissioner

*O’Donnell, and then adopted by the following vote:
Ayes - Clarke, Deige, Leso, Nash, O’Donnell, Rack & Saliga;
Nays - None;
Abstained - None;
Absent - None.*

EXECUTIVE DIRECTOR’S REPORT

The Executive Director reported on the following:

1. *Hotel Site - The site plan appears to be finalized and a presentation should be made to the Agency at the June meeting.*

2. *Restaurant on Main & Monroe - Mike Merliss is waiting for the steel to be delivered.*

3. *Hobby House - Either rehabilitation or reconstruction will need to take place depending on if it’s in compliance.*

4. "Discrimination of Information Policy" - The Agency should have a policy put into place in the near future.

5. "Escrow Money Policy" - A policy regarding escrow money shall be put into place for the Agency in the near future.

6. Brophy Property - He met with Mr. Brophy and it looks like a number for his property will be reached soon.

LEGAL REPORT

The General Counsel referred to his written project status report at this time. He added that the agreement with Landmark has been executed, a site plan will be presented to the Agency in May, and ground clearing may begin as early as August.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentations

1. Joe Piscopo, Comedian, and Eric Witmond of Woodmont Properties presented plans to redevelop Block 167, Lots 37 through 45, on Hamilton Street.
2. "Waters Edge Development" presentation was made (property at Main and Monroe St.).
3. Harry Jensen, Regional Director of White Castle, made a presentation regarding property located at Rt. 1 & 9 and E. Scott Ave. (Blk 389, Lots 20-23).

Resolutions

21-04 RESOLUTION DESIGNATION OF RAFAEL ORTIZ AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 161, LOT 11, CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT

Moved: Commissioner Nash

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

22-04 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO APPRAISER MARC A. SCHACHTER, FOR APPRAISAL CONSULTING SERVICES TO UPDATE AND APPRAISAL FOR PROPERTIES LOCATED AT 21 POPLAR STREET, BLOCK 318, LOT 1, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Rack

Seconded: Commissioner O'Donnell

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

Nays: None

Abstained: None

Absent: None

23-04 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO APPRAISER MARC A. SCHACHTER, FOR APPRAISAL CONSULTING SERVICES TO UPDATE AND APPRAISAL FOR PROPERTIES LOCATED AT 1574 MAIN STREET (LANDMARK REALTY COMPANY), BLOCK 318, LOT 2, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner O'Donnell

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

- 24-04 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO APPRAISER MARC A. SCHACHTER, FOR APPRAISAL CONSULTING SERVICES TO UPDATE AND APPRAISAL FOR PROPERTIES LOCATED AT 1532-1534 MAIN STREET (DHIRAN, INC.), BLOCK 318, LOT 8, AND 1524-1528 MAIN STREET (PRADIP PATEL) BLOCK 318, LOT 9, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner O'Donnell Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

- 25-04 RESOLUTION RESCINDING RESOLUTION NO. 73-03 AUTHORIZING THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 317, LOT 11, ALSO KNOWN AS 1439-43 IRVING STREET, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Rack Seconded: Commissioner Nash

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

Nays: None

Abstained: None

Absent: None

NEW BUSINESS - Resolutions (continued)

- 26-04 RESOLUTION AUTHORIZING AN ADDITIONAL PAYMENT TO WENSON'S LLC FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 316, LOT 7, ALSO KNOWN AS 1427 IRVING STREET, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Rack Seconded: Commissioner Nash

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

Nays: None

Abstained: None

Absent: None

- 27-04 RESOLUTION AUTHORIZING THE PAYMENT OF A STIPEND TO LENORE SLOTHOWER FOR PROVIDING TECHNICAL ASSISTANCE TO THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Nash Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

- 28-04 RESOLUTION DESIGNATING GARDEN STATE ENTERTAINMENT GROUP AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 167, LOTS 37 THROUGH 45 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE ARTS RELATED PROJECT.

Moved: Commissioner Nash Seconded: Commissioner O'Donnell

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

Nays: None

Abstained: None

Absent: None

- 29-04 RESOLUTION AUTHORIZING THE PAYMENT OF ADDITIONAL CHANGE ORDERS FOR THE RAHWAY PUBLIC LIBRARY PROJECT BEING CONSTRUCTED BY HALL BUILDING CORPORATION ON BEHALF OF THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Nash Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: None

- 30-04 RESOLUTION TO AMEND THE PROFESSIONAL SERVICES CONTRACT

WITH SILCON, INC. FOR CONSTRUCTION MANAGEMENT SERVICES FOR CONSTRUCTION OF THE PUBLIC LIBRARY/OFFICE BUILDING PROJECT
Moved: Commissioner O'Donnell Seconded: Commissioner Rack
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None

31-04 A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO BOHLER ENGINEERING, P.C., FOR PROFESSIONAL SERVICES RELATING TO BLOCK 158, LOTS 2 & 3, ALSO KNOWN AS WEST MAIN STREET AND ELIZABETH AVENUE, RAHWAY, NEW JERSEY, TO DEMOLISH EXISTING PARKING LOTS AND RECONSTRUCT A NEW PARKING AREA, WITH ACCESS ONTO WEST MAIN STREET AND ELIZABETH AVENUE, AND MINOR SUBDIVIDE THE EXISTING APARTMENT BUILDING FROM THE BALANCE OF THE PROPERTY
Moved: Commissioner O'Donnell Seconded: Commissioner Rack
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None

NEW BUSINESS - Resolutions (continued)

32-04 A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO BOHLER ENGINEERING, P.C., FOR PROFESSIONAL SERVICES RELATING TO BLOCK 318, LOTS 1 & 2 ALSO KNOW AS MAIN AND POPLAR STREETS, RAHWAY, NEW JERSEY, TO DEMOLISH THE TWO EXISTING BUILDINGS ON THE PROPERTY AND CONSTRUCT A PARKING LOT
Moved: Commissioner O'Donnell Seconded: Commissioner Leso
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None

33-04 RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN CLOSED SESSION
Moved: Commissioner O'Donnell Seconded: Commissioner Rack
Ayes: Clarke, Deige, Leso, Nash, O'Donnell, Rack & Saliga
Nays: None
Abstained: None
Absent: None

COMMISSIONERS' COMMENTS

Commissioner Saliga reminded the Chairman and Commissioners of the upcoming Union County Arts Center Gala on May 1st.

ADJOURNMENT

There being no further business the meeting adjourned at 8:29p.m.