

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting April 21, 2005

CALL MEETING TO ORDER

The meeting was called to order at 6:44p.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
Carlos Garay, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the March 17, 2005 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso & Nash; Nays - None; Abstained - Rack & Saliga; Absent - None.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated March 24, 2005 from Peter Pelissier, Executive Director, to Chairman Courtney Clarke regarding a request made by Dennis Miranda of the Rahway River Association to construct a rain garden at 337 East Milton Avenue.*
- 2. Letter from Peter Pelissier, Executive Director, to Dennis Miranda of the Rahway River Association regarding "337 East Milton Avenue, Rahway, New Jersey, Rain Garden" dated March 24, 2005.*
- 3. City Council Resolution AR-93-05 appointing Carlos Garay to the Rahway Redevelopment Agency effective April 11, 2005.*
- 4. Letter from Michael Ash, Esq., of DeCotiis, Fitzpatrick, Cole & Wisler, to Waldron Kraemer, Esq., regarding "1524-28 and 1532-34 Main Street, Block 318, Lots 8 and 9, Rahway, New Jersey, Patel and Dhiran, Inc. to Rahway Redevelopment Agency" dated April 13, 2005.*
- 5. Letter from Robert Schwartz of The Matzel & Mumford Organization to Peter Pelissier regarding "Elizabeth Avenue Redevelopment Area" dated April 14, 2005.*
- 6. Letter from Francis Regan, General Counsel, to Maria and Adriana Karagiannis, regarding "Landmark Redevelopment Project, Block 157, Lot 7, 43 Elm Ave., Rahway, New Jersey" dated April 14, 2005.*

CORRESPONDENCE (continued)

7. Letter dated April 13, 2005, from Mayor James Kennedy to Peter Pelissier regarding the City's firework show on July 4th and use of the Rahway Public Library parking lot.

A motion was made to approve the City's use of the Rahway Public Library parking lot for their 4th of July fireworks show by Commissioner Rack. This motion was then seconded by Commissioner Les, and adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - none.

8. Letter from Timothy FitzPatrick of Argent Associates to Peter Pelissier regarding "Proposal for Professional Services, Kelly's Bar, Block 162, Lots 5, 6 & 7, Rahway, NJ P050414.2" dated April 21, 2005.

9. Letter dated April 19, 2005, from Peter Pelissier to Peter Biber of The Biber Partnership regarding the Rahway Public Library.

COMMENTS FROM PUBLIC

No comments were made by the public.

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR & LEGAL REPORT

The Executive Director presented a slide show regarding the status of redevelopment projects. Timothy FitzPatrick of Argent Associates then finished the presentation with his company's proposal for professional services regarding Kelly's Bar.

LEGAL REPORT

General Counsel provided a written project status report along with documentation on redeveloper designations and agreements pending.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentation

The owners of Just Rae's Café made a presentation regarding the type of entertainment their facility wishes to offer and brought along Ms. Ayeje Feamster, one of their proposed live performers, to sing for everyone. After the presentation, Commissioner Rack suggested to have Ms. Lenore Slothower, Director of Building, Planning a Economic Development, prepare a zoning overlay to permit night club entertainment at the location of Just Rae's Café. This motion was moved by Commissioner Deige, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Leso, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - none.

Resolutions

18-05 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY ACKNOWLEDGING THE REVIEW AND POSITIVE FINDINGS CONTAINED IN THE LOCAL FINANCE BOARD RESOLUTIONS DATED SEPTEMBER 8, 2004 RELATING TO THE ISSUANCE OF NOT EXCEEDING \$2,500,000 CITY SECURED PUBLIC LIBRARY PROJECT NOTES, SERIES 2004, AND NOT EXCEEDING \$2,000,000 CITY SECURED PUBLIC LIBRARY REVENUE

NEW BUSINESS Resolutions (continued)

- 18-05 *Moved: Commissioner Rack* *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None
- 19-05 RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 318, LOTS 8 AND 9, ALSO KNOWN AS 1524-28 AND 1532-34 MAIN STREET, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA
Moved: Commissioner Nash *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None
- 20-05 RESOLUTION RATIFYING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH PETER SCARPERI OR AN ENTITY IN WHICH HE HAS A CONTROLLING INTEREST FOR PROPERTY KNOWN AS TAX BLOCK 320, LOT 7, LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A SPECIALTY FOOD STORE AND CAFÉ
Moved: Commissioner Rack *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None
- 21-05 RESOLUTION DESIGNATING MM RAHWAY ASSOCIATES, L.L.C., AS AN AGENT OF THE RAHWAY REDEVELOPMENT AGENCY FOR THE PURPOSES OF ENTERING UPON PROPERTIES KNOWN AS TAX BLOCK 318, LOTS 1-11, 18 & 23, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA, TO UNDERTAKE STUDIES AND TESTS PURSUANT TO N.J.S.A. 20:3-1 ET SEQ.
Moved: Commissioner Rack *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None
- 22-05 RESOLUTION TO AWARD A CONTRACT TO BIG TOP CONTRACTORS, INC. FOR DEMOLITION SERVICES
Moved: Commissioner Rack *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None
- 23-05 RESOLUTION EXTENDING THE DESIGNATION OF DORNOCH RAHWAY, LLC, AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 320, LOTS 1, 1.01, 2, 3 AND 4, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT
Moved: Commissioner Nash *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Leso, Nash, Rack & Saliga
Nays: None
Abstained: Garay
Absent: None

NEW BUSINESS *Resolutions (continued)*

24-05 RESOLUTION DESIGNATING CASEY GRANIERI AS REDEVELOPER FOR THE PROPERTY LOCATED AT 1646-54 IRVING STREET, ALSO KNOWN AS BLOCK 162, LOTS 5, 6 AND 7, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A COMMERCIAL PROJECT

Moved: Commissioner Nash

Seconded: Commissioner Leso

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

Nays: None

Abstained: Garay

Absent: None

COMMISSIONERS' COMMENTS

There were no comments made at this time.

ADJOURNMENT

There being no further business the meeting adjourned at 8:45p.m.