

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting April 23, 2003

CALL MEETING TO ORDER

The meeting was called to order at 6:35p.m. in the Rahway Recreation Center, Room 112.

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
Timothy Nash, Commissioner
Brian O'Donnell, Commissioner (*arrived at 6:52pm*)
William Rack, Commissioner
Nancy Saliga, Commissioner (*left at 7:30pm*)

The following official was absent:

Paul Leso, Commissioner

APPROVAL OF MINUTES

The Minutes of the March 18, 2003 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Saliga, and then adopted by the following vote: Ayes - Clarke, Deige, Nash and Saliga; Nays - None; Abstained - Rack; Absent - Leso and O'Donnell.

CORRESPONDENCE

The following correspondence from Mr. Francis Regan, General Counsel, was received:

- 1. Letter to Percell C. and Sarah Vanderburg, 1124 State Hwy. Route 1, regarding "Block 299, Lot 4, 1124 State Hwy. Route 1" dated March 18, 2003.*
- 2. Letter to Tenant, 1124 State Hwy. Route 1, regarding "Notice of Eligibility for Relocation Assistance, East Hazelwood Avenue Redevelopment Area, 1124 State Hwy. Route 1" dated March 18, 2003.*
- 3. Letter to Herbert B. Southern, 571 E. Hazelwood Ave., regarding "Notice of Eligibility for Relocation Assistance, Business/Homeowner, East Hazelwood Avenue Redevelopment Area, 571 E. Hazelwood Avenue" dated March 18, 2003.*
- 4. Letter to Herbert B. Southern, 571 E. Hazelwood Ave., regarding "Block 299, Lot 6, 571 East Hazelwood Avenue, Rahway Redevelopment Agency" dated March 18, 2003.*

CORRESPONDENCE (continued)

5. Letter to MWO Grand Lodge AF & AM & AGCES, 37 Fulton Street, P.O. Box 1420, Newark, NJ and Geneva Bell and George Johnson, 537 E. Hazelwood Ave., regarding "Block 299, Lots 3 and 7, 537 E. Hazelwood Avenue, Rahway Redevelopment Agency" dated March 18, 2003.

6. Letter to MWO Grand Lodge AF & AM & AGCES, 37 Fulton Street, P.O. Box 1420, Newark, NJ., regarding "Block 299, Lots 3 and 7, 537 E. Hazelwood Avenue, Rahway Redevelopment Agency" dated March 26, 2003.

COMMENTS FROM PUBLIC

This portion of the meeting was opened to the public for comments.

Mr. Guy Ewing, III, of 537 E. Hazelwood Ave., stated he did not receive a "tenant" letter regarding his relocation and asked if he will be receiving one. Mr. Regan replied that the full list of tenants was only received this week and the notices shall be sent to all tenants accordingly. Mr. Ewing further questioned how much time he had until he should move. Mr. Regan replied, no time frame has been determined at this time, although he should anticipate the summer. He further stated that if Mr. Ewing or any other tenant chose to move prior to the required time frame, they would still be eligible for relocation assistance.

Mr. Chu Chen of 1483 Main Street, asked if his father who is 55 would be eligible for the new senior housing and if his children who are under 18 could live with him. Mr. Pelissier replied that the Redevelopment Agency would research his questions and contact him directly.

TREASURER'S REPORT

A written summary of the Treasurer's monthly activities were reported on and moved for approval by Commissioner Rack, seconded by Commissioner Nash, and then approved by the following roll call vote: Ayes - Clarke, Deige, Nash, O'Donnell, Rack and Saliga; Nays - None; Abstain - None; Absent - Leso.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director reported as follows:

- 1. Jane Weaver - successful negotiations have been made and a settlement should be completed this summer.*
- 2. Chris Wenson (The Waiting Room) - successful negotiations have been made and a settlement should be completed this summer.*
- 3. Main and Monroe - plans for the 14 units and restaurant have been approved.*
- 4. Clay Bonnie - the construction for the 136 units on Dock Street should start any day.*
- 5. Jenny Wenson - the parking lot near the Schirmer building should be underway.*
- 6. Bell Drugs - asbestos removal still needs to be completed.*
- 7. P. Patel (Landmark Liquors) - owner is willing to sell both properties.*
- 8. Hamilton Laundry - Mr. Stein has "almost" accepted the settlement and there are currently other considerations being made for this property.*

Mr. Pelissier concluded that Charlie Brown's is currently considering placing a restaurant near the train station.

LEGAL REPORT

The General Counsel referred to his written "Project Status Report" at this time.

UNFINISHED BUSINESS

There was no unfinished business to be discussed.

NEW BUSINESS

Presentations

Ramesh Patel regarding the Deluxe Inn property on Route 1.

Resolutions

26-03 RESOLUTION AUTHORIZING THE SETTLEMENT WITH THE PROPERTY OWNER IN THE ACQUISITION THROUGH CONDEMNATION OF BLOCK 331, LOTS 41, 42 & 43 LOCATED WITHIN THE ESSEX STREET REDEVELOPMENT AREA

Moved: Commissioner Rack

Seconded: Commissioner O'Donnell

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

Nays: None

Abstained: None

Absent: Leso

27-03 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 281, LOTS 6 & 7 IN THE NEW BRUNSWICK AVENUE REDEVELOPMENT AREA WITH PETER CHECHE, SR. FOR THE DEVELOPMENT OF AN INDUSTRIAL PROJECT ASSOCIATED WITH S.M. ELECTRIC'S EXISTING BUSINESS OPERATIONS IN THE AREA

Moved: Commissioner Nash

Seconded: Commissioner Deige

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

Nays: None

Abstained: None

Absent: Leso

28-03 RESOLUTION TO REJECT FOUR (4) BIDS SUBMITTED FOR THE INSTALLATION AND MAINTENANCE OF THE LOCAL AREA NETWORK FOR THE PUBLIC LIBRARY PROJECT

Moved: Commissioner Rack

Seconded: Commissioner O'Donnell

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

Nays: None

Abstained: None

Absent: Leso

29-03 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO BOHLER ENGINEERING, P.C. FOR ENGINEERING CONSULTING SERVICES RELATIVE TO AN INVESTIGATION AND UPGRADE PROJECT FOR EXISTING WASTEWATER COLLECTION SYSTEM IN EXISTING REDEVELOPMENT AREAS IN THE CITY OF RAHWAY

Moved: Commissioner O'Donnell

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: Leso

30-03 RESOLUTION AUTHORIZING THE DESIGNATION OF KRISHNA CORPORATION AS REDEVELOPER FOR PROPERTY KNOWN AS TAX BLOCK 338, LOT 3, IN THE ROUTE 1 & 9 REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A HOTEL PROJECT

Moved: Commissioner O'Donnell

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: Leso & Saliga

NEW BUSINESS - Resolutions (continued)

31-03 *Resolution 31-03 was pulled from the Agenda prior to the meeting.* RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN CLOSED SESSION FOR PURPOSES OF DISCUSSING CONTRACT NEGOTIATIONS RELATIVE TO THE PROPOSED HOTEL PROJECT IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

32-03 RESOLUTION AUTHORIZING THE ACQUISITION OF 1423 AND 1427 IRVING STREET, RESPECTIVELY, ALSO KNOWN AS BLOCK 316, LOTS 6 AND 7, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Moved: Commissioner Rack *Seconded: Commissioner Nash*

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

Nays: None

Abstained: None

Absent: Leso & Saliga

COMMISSIONERS' COMMENTS

There were no comments made at this time.

ADJOURNMENT

There being no further business the meeting adjourned at 7:42p.m.