

# Rahway Redevelopment Agency

## MINUTES Regular Meeting May 2, 2007

### CALL TO ORDER

The meeting was called to order at 6:30 P.M. in the Council Chambers

### OPEN PUBLIC MEETINGS ACT

Chairman Rack noted that this meeting has been advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey

---

### PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees saluted to the flag

---

### ROLL CALL

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

Anthony Deige, Commissioner  
Carlos Garay, Commissioner  
James Ferrell, Commissioner  
Timothy Nash, Commissioner  
Nancy Saliga, Commissioner  
Courtney Clarke, Vice Chairman

The following official was absent:

Courtney Clarke, Vice Chairman

---

### APPROVAL OF MINUTES

A motion was made by Commissioner Deige and seconded by Commissioner Ferrell to accept and approve the minutes listed below:

April 11, 2007 Regular Meeting

Yes: Commissioners Deige, Garay, Saliga, Rack, Ferrell, Nash

Absent: Commissioner Clarke

---

### CORRESPONDENCE

1. Letter dated April 10, 2007 from Curtis Kraut, Building Inspector, to Jim Wendell, Landmark at Rahway, LLC, regarding Park Square Inspection Issues
  2. Letter dated April 19, 2007 from Francis X. Regan, Esq., General Counsel, to Michael Moore, Esq., Riverwalk Developers LLC, regarding Unit No. 1006, commonly known as 1346 Genovese Lane, Rahway, NJ.
  3. Letter dated April 19, 2007 from Francis X. Regan, Esq., General Counsel, to Michael Moore, Esq., Riverwalk Developers LLC, regarding Unit No. 1009, commonly known as 1334 Genovese Lane, Rahway, NJ.
  4. Letter dated April 19, 2007 from Francis X. Regan, Esq., General Counsel, to Michael Moore, Esq., Riverwalk Developers LLC, regarding Unit No. 1001, commonly known as 1366 Genovese Lane, Rahway, NJ.
  5. Letter dated April 19, 2007 from Francis X. Regan, Esq., General Counsel, to Michael Moore, Esq., Riverwalk Developers LLC, regarding Unit No. 1005, commonly known as 1350 Genovese Lane, Rahway, NJ.
- 

### STATUS REPORT

1. Diversified Communities:
  - Riverwalk at Rahway, Blocks 331, 304
  - Town Center, Block 305
  - Regency Park, Block 304 / Lots 5, 6

---

## COMMENTS FROM THE PUBLIC

None

---

## TREASURER'S REPORT

A summary of the Treasurer's monthly activity was distributed at the meeting.

A motion was made by Commissioner Nash and seconded by Commissioner Deige to accept and approve the Treasurer's report.

Yes: Commissioners Deige, Garay, Saliga, Ferrell, Nash, and Rack

Absent: Commissioner Clarke

---

## EXECUTIVE DIRECTOR'S REPORT

The Executive Director gave a brief status on several issues and projects:

- Regency Park – the King's Inn was raided by the police and several arrests were made. Currently, the property is in compliance with previous violations. The owners believe that they have an existing contract with Diversified Communities and the dispute over remediation of the property is being negotiated. An appraisal of the property is underway.
- Carriage City/Silcon requested a change order regarding remediation of the property. The RRA's consultant, Whitestone, and Silcon's engineering firm met and came to an agreement regarding payment.
- Landmark's project is still experiencing problems and progress continues at a very slow pace.
- Town Center is still negotiating with SDI and the redesign of the surrounding property. It was preliminarily decided that sufficient parking was planned; the Parking Authority has been surveying the parking area (hour by hour) to determine the current usage.
- KC Jazz is enthusiastic about the project; however delays regarding the liquor license transfer still exist. The RRA is still holding the mortgage for the property and the Executive Director requested the RRA attorney to send a letter regarding this issue.
- Hamilton Laundry experienced severe flooding from the April nor'easter. It was determined that a new approach for the structure was necessary; with the building being demolished and new focus placed on the "Bell Building", the Elizabethtown Gas property, and the Shami Apartments. The Hamilton Laundry property would be used as a park and outdoor theater.

A motion was made by Commissioner Nash and seconded by Commissioner Ferrell to accept and approve the Executive Director's report.

Yes: Commissioners Deige, Garay, Saliga, Ferrell, Nash, Rack

Absent: Commissioner Clarke

---

## LEGAL REPORT

Assistant Counsel Michael Ash reported that an Amended Redeveloper Agreement was negotiated with Matzel and Mumford for the Wheatena Redevelopment Project.

A motion was made by Commissioner Deige and seconded by Commissioner Nash to accept and approve the Legal Report.

Yes: Commissioners Deige, Garay, Saliga, Ferrell, Nash, Rack

Absent: Commissioner Clarke

---

## UNFINISHED BUSINESS

---

## NEW BUSINESS

Resolutions:

RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDMENT TO A REDEVELOPMENT AGREEMENT WITH M&M AT WHEATENA URBAN RENEWAL, LLC AS REDEVELOPER FOR THE PROPERTIES KNOWN AS TAX BLOCK 228, LOTS 1-6, TAX BLOCK 227, LOTS 1 AND 2, AND TAX BLOCK 226, LOT 1 IN THE ELIZABETH AVENUE (FORMER QUINN & BODEN/WHEATENA SITE) REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT

WHEREAS, on July 21, 2005, the Rahway Redevelopment Agency authorized the execution of a redevelopment agreement for the construction of 300 residential units, including 264 condominium flats and 36 townhouses in multiple structures with no commercial space, along with parking; and

WHEREAS, the Rahway Redevelopment Agency and M&M at Wheatena Urban Renewal, LLC executed a redevelopment agreement on September 22, 2005; and

WHEREAS, at the Board of Commissioners Meeting of the Rahway Redevelopment Agency on April 11, 2007, M&M at Wheatena Urban Renewal, LLC presented a revised concept plan to construct 130 townhouse units with clubhouse amenities; and

WHEREAS, the revised proposal has been reviewed and found consistent with the Agency's and City's goals for redeveloping Block 228, Lots 1, 2, 3, 4, 5 and 6, Block 227, Lots 1 and 2, and Block 226, Lot 1.

WHEREAS, on April 11, 2007, the Board of Commissioners resolved to authorize the negotiation of an amendment to the redevelopment agreement with M&M at Wheatena Urban Renewal, LLC, to provide for the redevelopment of the project, which is consistent with the concept plan presented to the Board of Commissioners at the April 11, 2007 meeting; and

WHEREAS, the Agency and Redeveloper have agreed to the terms and conditions of an Amendment to the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby authorizes the execution of an Amendment to the Redevelopment Agreement with M & M at Wheatena Urban Renewal, LLC.

BE IT FURTHER RESOLVED, that the Chairman and the Secretary are hereby authorized to execute any and all documents, including the Amendment to the Redevelopment Agreement attached hereto in substantially similar form, to effectuate the completion and implementation of this project, subject to final review by general counsel as to legal form and content.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey adopted at a regular meeting held on May 2, 2007.

A motion was made by Commissioner Nash and seconded by Commissioner Deige to approve the Resolution

Yes: Commissioners Deige, Garay, Saliga, Ferrell, Nash, Rack  
Absent: Commissioner Clarke

---

**COMMISSIONER'S COMMENTS**

Commissioner Garay commented on the future of Hamilton Laundry, stating that the proposed demolition be examined more closely.

Commissioner Nash was interested in looking at the area between the Hamilton Laundry and Bell Building and incorporating the houses in the Arts District. He also expressed his support of a vibrant Arts District and its value to the Central Business District.

Chairman Rack apprised the Agency of the painting on the side of the old Marks Harris property, stating it was over 100 years old.

Commissioner Deige invited the Agency members to take a tour of the Arts District in Melville, NJ on May 18, 2007. Transportation would be provided.

---

**ADJOURNMENT**

*There being no further business, the meeting was adjourned at 7:15 PM*

---

Respectfully submitted,

---

Cynthia Solomon  
Assistant Secretary