

# Rahway Redevelopment Agency

## - MINUTES -

### Regular Meeting July 21, 2005

#### **CALL MEETING TO ORDER**

*The meeting was called to order at 6:38p.m. in the Rahway Public Library.*

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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  
Anthony Deige, Commissioner  
Carlos Garay, Commissioner  
Timothy Nash, Commissioner  
William Rack, Commissioner  
Nancy Saliga, Commissioner

*The following official was absent:*

Paul Leso, Commissioner

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#### **APPROVAL OF MINUTES**

*The Minutes of the June 16, 2005 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Saliga, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - Leso.*

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#### **CORRESPONDENCE**

- 1. Letter dated June 30, 2005 from Peter Pelissier, Executive Director, to Brian C. Walkerly of MCR regarding the relocation of White Castle on Route 1.*
  - 2. Letter dated July 12, 2005 from Francis Regan, General Counsel, to GMM Associates, Inc. regarding 1797 Lennington St., Rahway, NJ, Block 353, Lot 2 (the "Property").*
  - 3. Letter dated July 12, 2005 from Francis Regan, General Counsel, to Casey Granieri regarding 1646-54 Irving St., Rahway New Jersey, Block 162, Lots 5, 6 & 7 (the "Property").*
  - 4. Letter dated July 12, 2005 from Francis Regan, General Counsel, to Maurice Stack of Stack, Coolahan & Stack, LLC, regarding Trinity Methodist Episcopal Church of Rahway (the "Property"), Block 316, Lot 2, Main Street and East Milton Avenue, Rahway, New Jersey.*
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#### **COMMENTS FROM PUBLIC**

*There were no comments made at this time.*

## **TREASURER'S REPORT**

*A written Treasurer's Report was provided.*

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## **EXECUTIVE DIRECTOR**

*The Executive Director commented as follows:*

- 1. Hotel Site: A check was received from Silcon this week. The gravel parking area where the hotel will be constructed may be closed soon after ample notice is given to the parking tenants by the Parking Authority. The name of this project is now officially Carriage City Hotel and Tower. The Parking Authority will be meeting with the developer soon to come up with an agreement for the parking arrangements for the hotel guest. 200 spaces will be made available for the hotel. Once the entire hotel project is complete, the Agency should receive around \$2 million.*
  - 2. Riverwalk: Ken Schwartz's project on Essex St. is moving fast now.*
  - 3. T & S Developers: Mike Merliss' building on Main and Monroe Streets (Luciano's) is looking quite impressive with the stone siding now in place.*
  - 4. Park Square: The Agency now owns the Karagiannis house. Right now, there is just a lot of dirt being moved at the site.*
  - 5. Little Duck Daycare: A \$15,000 check was received from the developer.*
  - 6. Dornoch: Glenn Fishman now has titles to all of the properties except the parking lot.*
  - 7. Maser Consulting: Marcia Shiffman is still working on the downtown traffic Study. Mr. Merliss of T & S Developers has concerns with the parking for his restaurant. He would like the customers to park near Luciano's and not have to walk far. He's suggesting temporary use of the the Next Exit Car Wash site until Matzel and Mumford's project is completed.*
  - 8. Quick Chek: The lot is sub-paved, curbing is in place and the building is under construction.*
  - 9. Parking Authority: They are interest in acquiring the lot on Cherry Street where the recent building burned down in order to provide a pedestrian walkway.*
  - 10. GMM Associates: The Agency received a check from the developer already.*
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## **LEGAL REPORT**

*The General Counsel provided a written status report and commented on the following:*

- 1. Matzel & Mumford: The Agency has commenced condemnation of Block 318, Lots 8 and 9 (Landmark Liquors), should close on funding at the end of the month and take title. The judge should be signing an order on September 16, 2005. Owner of Landmark Liquors may consider selling their license or move to a Cherry St. location. Mr. Robert Schwartz of Matzel and Mumford commented at this time that they are more than happy to see the car wash as a temporary parking site for Mr. Merliss. He further stated that they are considering shifting their entire project towards the car wash if they find it makes more sense.*
- 2. Wheatena Site: Matzel and Mumford is continuing to negotiate the purchase of properties. Ground contamination is still an issue and it may relate to Merck. Mr. Robert Schwartz of Matzel and Mumford stated at this time that they met with the New Jersey Redevelopment Agency. Apparently Merck has a number of wells around 400' to 500' below ground at this site and it still has to be determined what has to be done by Merck and the developer. Mr. Schartz further thanked the Agency in advance for their consideration of Resolution 48-05 regarding support of Brownfields funding.*



**NEW BUSINESS Resolutions (continued)**

- 44-05 *Moved: Commissioner Rack* *Seconded: Commissioner Deige*  
*Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga*  
*Nays: None*  
*Abstained: None*  
*Absent: Leso*
- 45-05 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH THE MATZEL & MUMFORD ORGANIZATION, NOW KNOWN AS M&M AT WHEATENA URBAN RENEWAL, L.L.C., AS REDEVELOPER FOR THE PROPERTY 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/WHETENA SITE) REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT  
*Moved: Commissioner Nash* *Seconded: Commissioner Rack*  
*Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga*  
*Nays: None*  
*Abstained: None*  
*Absent: Leso*
- 46-05 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH M&M INVESTMENTS, L.P., FOR THE PROPERTY KNOWN AS TAX BLOCK 318, LOTS 1 THROUGH 11, 18 AND 23 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT  
*Moved: Commissioner Rack* *Seconded: Commissioner Nash*  
*Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga*  
*Nays: None*  
*Abstained: None*  
*Absent: Leso*
- 47-05 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO STACK, COOLAHAN & STACK, L.L.C., FOR APPRAISAL CONSULTING SERVICES  
*Moved: Commissioner Rack* *Seconded: Commissioner Nash*  
*Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga*  
*Nays: None*  
*Abstained: None*  
*Absent: Leso*
- 48-05 RESOLUTION SUPPORTING AN APPLICATION FOR BROWNFIELDS FUNDING FOR THE PROPERTY KNOWN AS TAX BLOCK 228, LOTS 1-6 IN THE ELIZABETH AVENUE (FORMER QUINN & BODEN/WHETENA SITE) REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT  
*Moved: Commissioner Rack* *Seconded: Commissioner Nash*  
*Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga*  
*Nays: None*  
*Abstained: None*  
*Absent: Leso*

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**COMMISSIONERS' COMMENTS**

*Commissioner Rack stated that he read recent State Supreme Court articles about the new eminent domain laws and hopes that they will not effect the Agency or its future plans . Mr. Regan, General Counsel, informed the Commissioners that the new condemnation and eminent domain laws indicate that properties obtained must be used for public purpose, and the Agency's are for public purpose, and, therefore, there is no effect to Agency at this stage.*

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**ADJOURNMENT**

*There being no further business the meeting adjourned at 8:01p.m.*