

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting August 18, 2005

CALL MEETING TO ORDER

The meeting was called to order at 6:41p.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
William Rack, Commissioner
Nancy Saliga, Commissioner

The following official was absent:

Timothy Nash, Commissioner

APPROVAL OF MINUTES

The Minutes of the July 21, 2005 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Saliga, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Rack & Saliga; Nays - None; Abstained - Leso; Absent - Nash.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated August 18, 2005 from Peter Pelissier, Executive Director, to Mr. Robert Gorman, Business Administrator, regarding Hamilton Laundry - Removal of Solvents & D.P.W. Equipment.*
 - 2. Letter dated August 18, 2005 from Peter Pelissier, Executive Director, to the Agency regarding 80 E. Milton Ave. Parking Lot.*
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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.

EXECUTIVE DIRECTOR

The Executive Director commented as follows:

1. Riverwalk - The townhouses are progressing rapidly. The redeveloper has stated that they are interested in acquiring the hotel behind their site for aesthetic reasons and they would also like support from the Agency to expand their project towards Milton Avenue. The developer is now just waiting for a final approval accepting a condo association and then they can begin selling the units.
2. Warwick Labs - The redeveloper closed the site down due to contamination. They are now waiting to hear from Ralph Rodriguez, Case Manager from the NJDEP, to advise the Redevelopment Agency what has to be done at this point. In the meantime, caution tape will be placed around the site.
3. Heartstone Developers and A&M Industrial - Terms of their original agreement have been changed establishing a mutually acceptable agreement between the seller and the redeveloper. The redeveloper would like approval from the Commissioners to have the Agency's attorney draft said agreement. At this time, the Commissioners verbally agreed that it would be in the best interest of the Agency to authorize Francis Regan, Esq., to prepare same.
4. Matzel & Mumford - Main Street Site - The Next Exit Car Wash and the abandoned bar property behind it are going to be used for temporary parking for this project.
5. Landmark - A Verizon vault with wiring inside has been found at the site while the redeveloper was in the process of moving dirt. Demolition is now being held up because of this.
6. Hamilton Laundry - The building's condition shall be improved so prospective redevelopers will be able to walk through it. Solvents in the building must be removed.

LEGAL REPORT

The General Counsel referred to his written report and then stated that the Agency would have to go into a closed session for a portion of their meeting.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentation

At this time presentations were made as follows:

1. Carlos Silva of Silcon, Inc., along with Allen Kopelson and Arturo Palumbo of Nadaskay Kopelson Architects/Arturo Palombo Architecture, LLP, regarding The Carriage City Hotel & Tower.
2. Casey Granieri and his family regarding Kelly's Pub

Resolutions

49-05 RESOLUTION TO AWARD A CONTRACT TO BIG TOP CONTRACTORS, INC. FOR DEMOLITION SERVICES

Moved: Commissioner Leso

Seconded: Commissioner Rack

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

Nays: None

Abstained: None

Absent: Nash

NEW BUSINESS - Resolutions (continued)

50-05 RESOLUTION AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH CARRIAGE CITY PROPERTIES, L.L.C. FOR PROPERTY KNOWN AS TAX BLOCK 316, LOT 3.02 LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A MIXED USE PROJECT

Moved: Commissioner Rack *Seconded: Commissioner Leso*

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

Nays: None

Abstained: None

Absent: Nash

51-05 RESOLUTION RE-DESIGNATING CASEY GRANIERI AS REDEVELOPER FOR THE PROPERTY LOCATED AT 1646-54 IRVING STREET, ALSO KNOWN AS TAX BLOCK 162, LOTS 5, 6 AND 7 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA, FOR THE DEVELOPMENT OF A COMMERCIAL PROJECT

Moved: Commissioner Rack *Seconded: Commissioner Leso*

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

Nays: None

Abstained: None

Absent: Nash

52-05 2005 ADOPTED BUDGET RESOLUTION - RAHWAY REDEVELOPMENT AGENCY

Resolution 52-05 was placed on the agenda by the following motions and vote:

Moved: Commissioner Deige *Seconded: Commissioner Rack*

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

Nays: None

Abstained: None

Absent: Nash

Resolution 52-05 was then tabled by the following motions and vote:

Moved: Commissioner Rack *Seconded: Commissioner Leso*

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

Nays: None

Abstained: None

Absent: Nash

53-05 RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN CLOSED SESSION FOR THE PURPOSES OF DISCUSSING THE SETTLEMENT OF ON-GOING

Moved: Commissioner Rack *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Nash

CLOSED SESSION

Pursuant to Resolution 53-05, the meeting went into closed session. At the end of same, the meeting was immediately reopened to the public and continued as stated.

NEW BUSINESS - Resolutions (continued)

54-05 RESOLUTION AUTHORIZING A SETTLEMENT FOR THE RELEASE OF FUNDS HELD IN ESCROW FOR ENVIRONMENTAL REMEDIATION ON BLOCK 167, LOTS 38, 39 AND 45, ALSO KNOWN AS THE FORMER HAMILTON LAUNDRY SITE

NEW BUSINESS - Resolutions (continued)

54-05 *Moved: Commissioner Rack* *Seconded: Commissioner Leso*
Ayes: Clarke, Deige, Garay, Leso, Rack & Saliga
Nays: None
Abstained: None
Absent: Nash

55-05 RESOLUTION AUTHORIZING THE ENTERING INTO A CONSENT ORDER DISMISSING WITHOUT PREJUDICE THE CONDEMNATION COMPLAINT FOR THE TAKING OF THE PROPERTY KNOW AS BLOCK 157, LOT 4, ALSO KNOWN AS 43 ELM AVENUE, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA, REAFFIRMING AND RATIFYING THE ACQUISITION OF THE PROPERTY AND AUTHORIZING A NEW APPRAISAL ON THE PROPERTY

Moved: Commissioner Deige *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Garay, Leso, Rack & Saliga
Nays: None
Abstained: None
Absent: Nash

COMMENTS FROM PUBLIC

At the request of the public, Chairman Clarke authorized comments at this time.

Rev. Hemesias Xres of the Trinity United Methodist Church stated that the hotel plan, as it is, will kill their church and take away many of their services that they currently provide. He then commented that the Church gave up their parking even though they disagreed about that transaction, the Church recently put \$90,000 into their facility to incorporate the building into the surrounding area, and their entire educational building will be taken away from them, which holds 40 children, if the hotel plans are not amended. He then stated that he hopes the Church will be included in the future planning of the hotel project.

Marie Wenson, member of the Trinity United Methodist Church, stated Church representatives will seek a redevelopment attorney to get compensated for their loss by the hotel project and they plan to build a second floor to replace the space they will be losing.

Mirlande Charles owner of Charlie's Flowers stated that Dornoch hasn't given any consideration to the tenants and are holding all of their security deposits. She further commented that she will be relocating as soon as she receives her deposit back.

COMMISSIONERS' COMMENTS

Commissioner Rack asked the Executive Director what was going on with the third floor of the Library building. Mr. Pelissier replied that will be used as a doctor's medical office.

Commissioner Rack then commented that there is a serious problem with the Library parking garage. He stated he believes the traffic is flying through the garage way too fast, and that trucks (including the City's own garbage trucks) are using the parking garage to cut across from East Milton to Main St. The Commissioner then added that maybe baluster bars could be put in place to prevent truck traffic.

Chairman Clarke stated he would like a resolution on the next agenda creating and appointing a subcommittee of the Redevelopment Agency which would oversee the many details of all of the developments now underway throughout the City.

Commissioner Garay stated that he would like to have the Commissioners attend a pre-meeting each month in order to stay abreast of all the Agency projects underway. Francis Regan, General Counsel, advised him that all meetings with a quorum must be opened to the public. Commissioner Garay then commented that the subcommittee, which will include three Commissioners, would probably be sufficient at this time and agreed with Chairman Clarke that a resolution should be placed on the next agenda to create same.

ADJOURNMENT

There being no further business the meeting adjourned at 9:25p.m.