

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting September 15, 2005

CALL MEETING TO ORDER

The meeting was called to order at 6:40p.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
Carlos Garay, Commissioner
Paul Leso, Commissioner
Timothy Nash, Commissioner
William Rack, Commissioner

The following officials were absent:

Anthony Deige, Commissioner
Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the August 18, 2005 Regular Meeting were moved by Commissioner Leso, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Clarke, Garay, Leso & Rack; Nays - None; Abstained - Nash; Absent - Deige & Saliga.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated August 15, 2005 from Mr. Francis Regan, Esq., to Mr. William Michaelson, Esq., regarding 276, 298-304 & 350-370 Hamilton Street, Rahway, New Jersey; Bernard Stein to Rahway Redevelopment Agency.*
- 2. Letter dated August 31, 2005 from Mr. Francis Regan, Esq., to Ms. Melissa Stula of Travelers Casualty and Surety Company regarding Rahway Redevelopment Agency - Public Library/Office Building Project; East Milton Avenue Rahway, N.J.; Bond No. 103426623.*
- 3. Letter dated September 2, 2005 from Mr. Francis Regan, Esq., to Mr. William Michaelson, Esq., regarding 276, 298-304 & 350-370 Hamilton Street, Rahway, New Jersey; Bernard Stein to Rahway Redevelopment Agency.*
- 4. Letter dated September 6, 2005 from Mr. Mark Zelina of The Matzel & Mumford Organization to Ms. Lenore Slothower, A.I.C.P., regarding Main Street Redevelopment; Block 318, Lots 3-11, 13 and 23; City of Rahway, Union County, New Jersey.*

CORRESPONDENCE (continued)

5. Letter dated September 8, 2005 from Ms. Patricia Paffrath of 448 W. Scott Avenue, Rahway, regarding the Trinity United Methodist Church located on the corner of Main Street and Milton Avenue.
 6. Letter dated September 9, 2005 from Mayor James Kennedy regarding a Community Forum and Greenway Vision Workshop relating to the Rahway River.
 7. Letter dated September 12, 2005 from Peter Pelissier, Executive Director, to Chairman Courtney Clarke regarding 1428 Main Street, Rahway, NJ; Trinity United Methodist Church.
 8. Letter dated September 12, 2005 from Peter Pelissier, Executive Director, to Ms. Lenore Slothower, Director of Planning & Development, regarding Environmental Protection Agency; Brownfield Program.
 9. Letter dated September 12, 2005 from Peter Pelissier, Executive Director, to Mayor James Kennedy regarding Main Street Redevelopment; Block 318, Lots 3-11, 13 & 23; City of Rahway, Union County, New Jersey.
 10. Letter dated September 12, 2005 from Peter Pelissier, Executive Director, to Timothy Fitzpatrick of Argent Associates, LLC, regarding Kelly's Bar; Block 162, Lots 5, 6 & 7, Rahway, N.J.
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COMMENTS FROM PUBLIC

1. Donald Andersen of 1146 Kline Place, Rahway, asked if there would be any presentations made by the Matzel and Mumford Organization at this meeting. The Executive Director replied that there would not be any at this time.

2. Sam Shafran of 52 Highland Drive, Scotch Plains (property owner 1554-1562 Main Street), stated that the residents around his Main St. property keep asking him what is going on with his location and that he doesn't know what to tell them. Mr. Shafran further commented that he is unable to rent out the building because as soon as an interested renter approaches him, he has to tell them that he is in a redevelopment area and that he will not be able to provide a tenant with a definite long-term rental agreement.

Chairman Clarke asked Mr. Shafran how long his property on Main St. has been vacant. Mr. Shafran replied that he didn't recall. Chairman Clarke then stated he believed it has been vacant quite a few years prior to the creation of the Rahway Redevelopment Agency.

The Executive Director asked Mr. Shafran if he would be interested in fairly negotiating a price to sell his property to the Agency, and Mr. Shafran replied that he would.

TREASURER'S REPORT

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

EXECUTIVE DIRECTOR

The Executive Director commented as follows:

1. Luciano's - There is nothing new to report at this time. Inside work is being completed at this time.
2. Warwick Labs - The original NJDEP Case Manager retired that was handling this project and a new one has been assigned. The site is still closed down and the DEP recommends that the Agency apply for remediation money to clean up the site due to the fact that mercury was found on the property.

EXECUTIVE DIRECTOR *(continued)*

3. Carriage City Hotel & Tower - The City Council approved the density and height release this month and the Planning Board approved the parking variance. 250 spaces were approved and 209 of them will be located in the parking deck. The Rahway Parking Authority has confirmed that they will be able to provide enough spaces.

4. Hamilton Laundry - Detailed bid specs for the demolition and cleaning of certain portions of the location have been prepared. The bid opening will be held on September 28, 2005, and at the next meeting the Agency shall have the results made available.

5. Closed Session - The Agency must go into a closed session this night to discuss the contract of sale for Kelly's Bar, the parking arrangements for Luciano's, and the status of Matzel and Mumford's Main St. project.

6. Little Duck Daycare - There is concern that the redeveloper may no longer be interested, and they should provide the status of same at the next meeting.

7. The Center Circle - This location is for sale by the owner and developers have expressed an interest in building condominiums there.

LEGAL REPORT

The General Counsel referred to his written report and further added that the Matzel and Mumford agreement should be executed next week, \$115,500 escrow has been received for environmental issues, and the Bernie Stein issue has been closed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentation

None

Resolutions

56-05 RESOLUTION DESIGNATING AGENCY OFFICIAL TO ACCESS THE STATE OF NEW JERSEY "GOVCONNECT" SYSTEM ON BEHALF OF THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Nash

Seconded: Commissioner Rack

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

57-05 2005 ADOPTED BUDGET RESOLUTION - RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Rack

Seconded: Commissioner Nash

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

58-05 RESOLUTION ACKNOWLEDGING THE RAHWAY REDEVELOPMENT AGENCY SFY 2005/06 BUDGET ADOPTION SCHEDULE

Moved: Commissioner Nash

Seconded: Commissioner Leso

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

NEW BUSINESS Resolutions (continued)

59-05 RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY CONFIRMING THE CHAIRMAN'S APPOINTMENT OF SUBCOMMITTEES

Moved: Commissioner Leso

Seconded: Commissioner Rack

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

60-05 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 THE SETTLEMENT OF ON-GOING LITIGATION AND CONTRACT NEGOTIATIONS

Moved: Commissioner Nash

Seconded: Commissioner Rack

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

61-05 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY RESCINDING RESOLUTION 46-05, ADOPTED ON JULY 21, 2005

Moved: Commissioner Rack

Seconded: Commissioner Nash

Ayes: Clarke, Garay, Leso, Nash & Rack

Nays: None

Abstained: None

Absent: Deige & Saliga

CLOSED SESSION

Pursuant to Resolution 60-05, the meeting went into closed session. At the end of same, the meeting was immediately reopened to the public and continued as stated.

COMMISSIONERS' COMMENTS

There were no comments made by the Commissioners at this time.

ADJOURNMENT

There being no further business the meeting adjourned at 8:37p.m.