

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting October 20, 2005

CALL MEETING TO ORDER

The meeting was called to order at 6:42p.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 (*arrived at 6:50p.m.*)
Timothy Nash, Commissioner
William Rack, Commissioner
Nancy Saliga, Commissioner

The following officials were absent:

Paul Leso, Commissioner

APPROVAL OF MINUTES

The Minutes of the September 15, 2005 Regular Meeting were moved by Commissioner Rack, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Deige, Nash & Rack; Nays - None; Abstained - Saliga; Absent - Garay & Leso.

The Minutes of the October 11, 2005 Special Meeting were moved by Commissioner Rack, seconded by Commissioner Nash, and then adopted by the following vote: Ayes - Clarke, Garay, Rack & Saliga; Nays - None; Abstained - Deige & Nash; Absent - Leso.

CORRESPONDENCE

The following correspondence was received:

- 1. Letter dated September 15, 2005 from Mayor James J. Kennedy to Patricia L. Paffrath of 448 W. Scott Ave., Rahway, regarding the Trinity United Methodist Church.*
- 2. Letter dated September 16, 2005 from Francis Regan, Esq., to Maurice Stack, II, of Stack, Coolahan & Stack, LLC, regarding the Triangle Motel, Block 304, Lots 5 & 6, State Highway 1 & 9 and Lawrence St., Rahway.*
- 3. Letter dated September 22, 2005 from Peter Pelissier, Executive Director, to Francis Regan, Esq., regarding the Carriage City Hotel & Tower, Rahway Parking Authority Parking Agreement.*
- 4. Letter dated September 23, 2005 from Peter Pelissier, Executive Director, to Lenore Slothower, A.I.C.P., regarding a conceptual site plan for the Giacobbe property located at Block 158, Lots 2 and 3.*

CORRESPONDENCE (continued)

5. Letter dated September 27, 2005 from Peter Pelissier, Executive Director, to Jerrid M. Dinnen of Maser Consulting P.A., regarding the Traffic Impact Analysis for the Central Business District.
 6. Letter dated October 5, 2005 from Peter Pelissier, Executive Director, to Chairman Courtney Clarke regarding the Hamilton Laundry demolition and bids.
 7. Letter dated October 5, 2005 from Peter Pelissier, Executive Director, to Francis Regan, Esq., regarding Kelly's Bar Contract for Sale.
 8. Letter dated October 5, 2005 from Francis Regan, Esq., to John DeNoia, Esq., regarding "Ray-Lor, LLC to Rahway Redevelopment Agency, 1592 Elizabeth Ave., Rahway, NJ, Portion of Block 158, Lot 2".
 9. Letter dated October 6, 2005 from Francis Regan, Esq., to Richard G. Bello of Carriage City Properties, LLC, regarding a redevelopment agreement.
 10. Letter dated October 12, 2005 from Francis Regan, Esq., to Ronald F. Esposito, Esq., regarding 1646-54 Irving Street
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COMMENTS FROM PUBLIC

1. Frank Janusz of 604 W. Scott Street stated that he would like to see someone address the Park Square development situation with the tenants. He added he was informed by a tenant on Cherry Street that she is not getting any reply from the developer when she has tried contacting them several times. The Executive Director stated that he would take care of this matter directly. Mr. Janusz then commented on an ad in a newspaper regarding Silcon, Inc. and asked if this company has provided any written reports on their project since receiving the \$250,000.
 2. Caroline Mason of 238 Hazelwood Ave., stated that she moved to Rahway two months ago from San Francisco and found everyone in the City to be so friendly. She further added that she is grateful to be here.
 3. Don Andersen of 1146 Kline Place asked Agency if this was the meeting the public should comment on the traffic survey. The Executive Director stated that a presentation would be made this night by Maser Consulting on the traffic study analysis, although public comments were to be made at the City Council Meeting.
 4. Jim Pekarofski of 1169 Jefferson Ave. asked if there is still a punch list for the Library and is there was a performance bond in place.
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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, Deige, Garay, Nash, Rack & Saliga; Nays - None; Abstained - None; Absent - Leso.

EXECUTIVE DIRECTOR

The Executive Director commented as follows:

1. Luciano's - A meeting was held with Sam Shafran and he is not interested in selling his property. A meeting with the Next Exit Car Wash owner will be held next regarding the possibility of a parking area at their location .
2. Warwick Labs - We remain hopeful that the property will be lucrative once again after the environmental issues are taken care of.

EXECUTIVE DIRECTOR (continued)

3. Hamilton Laundry - Bids received were all disqualified and the Agency will be going out to rebid this project. November 9th is the next bid opening.

4. Park Square - Soil needs to be relocated off site in order to put new soil in place. Waiting for NJDEP approval.

5. Library - Representatives from the Agency, Biber Partnership, Hall Construction and Silcon met to go over the leaking, air conditioning and heating system problems. The major issue is the water running down the roof of the children's wing. Experts are going to be hired to fix this problem. Hall Construction will be sealing the side of the building and immediate action by all parties involved seems to be underway now.

SDI had their closing on September 30th and are now paying property taxes.

To answer the public comment, there is a performance bond in place. Additionally, the bonding company has been put on notice.

6. Mitchell Typewriter Site - A cross lease easement contract has been entered into and the next step is to go out to bid.

7. Rosegate - 50 units are already occupied and 50 more are ready for people to move into.

8. Riverwalk - The ribbon cutting ceremony took place earlier this day. "It is such a wonderful improvement to this site which used to be a garbage dump."

9. Resolution 69-05 - This resolution is being pulled off this agenda.

10. Dornoch - Block 320 - An agreement was entered into with the developer.

LEGAL REPORT

The General Counsel referred to his written project status report.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Presentation

1. Maser Consulting PA - Traffic Study Analysis of the Central Business District.
2. Dornoch at Rahway, LLC - Block 318, Lot 1 -11, Lot 18 & 23 (Phase II).
3. Capodagli Property Company, LLC (a.k.a. Renaissance at Rahway) - Block 379, Lots 1 through 8.
4. Ken Edwards of Edge Entertainment, regarding zoning at 1571 Irving Street.

Resolutions

63-05 RESOLUTION REAPPOINTING PETER H. PELISSIER AS EXECUTIVE DIRECTOR AND SECRETARY OF THE RAHWAY REDEVELOPMENT AGENCY

Moved: Commissioner Rack

Seconded: Commissioner Saliga

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

Nays: None

Abstained: None

Absent: Leso

64-05 RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO WHITESTONE ASSOCIATES, INC. FOR ENVIRONMENTAL CONSULTING SERVICES RELATIVE TO THE FORMER WARWICK LABORATORIES, INC. SITE IN THE EAST INMAN AVENUE REDEVELOPMENT AREA

NEW BUSINESS Resolutions (continued)

- 64-05 *Moved: Commissioner Nash* *Seconded: Commissioner Deige*
Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: Leso
- 65-05 RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH E.T. BUILDING, L.L.C. 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 Deige*
Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: Leso
- 66-05 RESOLUTION DESIGNATING DORNOCH AT RAHWAY, L.L.C. AS REDEVELOPER 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 Deige *Seconded: Commissioner Rack*
Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: Leso
- 67-05 RESOLUTION EXTENDING THE DESIGNATION OF G.M.M. ASSOCIATES, INC. AS REDEVELOPER AND RATIFYING THE EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 353, LOT 2, LOCATED AT 1797 LENNINGTON STREET IN A REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A RESIDENTIAL PROJECT.
Moved: Commissioner Rack *Seconded: Commissioner Nash*
Ayes: Clarke, Deige, Garay, Nash, Rack & Saliga
Nays: None
Abstained: None
Absent: Leso
- 68-05 RESOLUTION EXTENDING THE DESIGNATION OF CAPODAGLI PROPERTY COMPANY, L.L.C., NOW KNOWN AS RENAISSANCE AT RAHWAY, L.L.C., AS REDEVELOPER AND AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT FOR PROPERTY KNOWN AS TAX BLOCK 379, LOTS 1 THROUGH 8, IN THE TRIANGLE REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR MARKET-RATE RESIDENTIAL DEVELOPMENT
Moved: Commissioner Nash *Seconded: Commissioner Deige*
Ayes: Clarke, Deige, Nash, Rack & Saliga
Nays: Garay
Abstained: None
Absent: Leso
- 69-05 *Resolution 69-05 was removed from the Agenda by the Executive Director at the beginning of the meeting. Resolution was entitled: RESOLUTION EXTENDING THE DESIGNATION OF HEARTSTONE DEVELOPMENT, L.L.C. AS REDEVELOPER FOR THE PROPERTY KNOWN AS TAX BLOCK 149, LOTS 1-10 AND 20-25, IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT*

NEW BUSINESS *Resolutions (continued)*

70-05 RESOLUTION ENDORSING THE REQUEST MADE BY EDGE/ART FOR PROPERTY KNOWN AS 1571-79 IRVING STREET TO ADD A B-1 OVERLAY ZONE AND RECOMMENDING TO CITY COUNCIL THE AMENDMENT OF THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN FOR SUCH PURPOSES

Moved: Commissioner Rack *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Leso

COMMISSIONERS' COMMENTS

Commissioner Rack asked if there would be an Agency meeting in November. Due to the lack of agenda items for the upcoming month, all of the Commissioners present agreed that the next meeting should take place in December and it should be noted that the November 2005 meeting has been canceled.

ADJOURNMENT

There being no further business the meeting adjourned at 9:07p.m.