

# Rahway Redevelopment Agency

## MINUTES Regular Meeting December 5, 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

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### PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees saluted to the flag

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### ROLL CALL

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

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

The following official was absent:

Courtney Clarke, Vice Chairman

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### APPROVAL OF MINUTES

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

November 5, 2007 Regular Meeting

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

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### CORRESPONDENCE

1. Letter dated November 5, 2007 from Joseph F. Ranieri, Esquire, to Peter Pelissier, Executive Director,, regarding acquisition notification from Renaissance at Rahway.
  2. Letter dated November 7, 2007 from Francis X Regan, Esquire to John DeNoia, Esquire, regarding T & S Developers, Inc.
  3. Letter dated November 7, 2007 from Francis X Regan, Esquire to Joseph Ranieri, Esquire, regarding Renaissance at Rahway, LLC.
  4. Letter dated November 8, 2007 from Francis X Regan, Esquire to Robert S. Goldsmith, Esquire, regarding Landmark at Rahway Redevelopment Project.
  5. Letter dated November 7, 2007 from Francis X Regan, Esquire to John DeNoia, Esquire, regarding T & S Developers, Inc.
  6. Letter dated November 19, 2007 from Francis X Regan, Esquire to George Denman, The Oxford Group, regarding Renaissance at Rahway, LLL.
  7. Letter Dated November 19, 2007 from Ryan Slager, Argent Associates, regarding Stream Encroachment Permit for Kelly's Bar/KC Jazz.
  8. Letter dated November 27, 2007 from Yacoub Yacoub, Bureau Chief, NJDEP, to Peter Pelissier, Executive Director regarding Elizabeth Avenue Redevelopment Project.
  9. Letter dated November 29 2007 from Francis X Regan, Esquire to Lerch, Vinci & Higgins, regarding RRA Audit.
  10. Letter Dated November 29, 2007 from Carl Eler, Esquire, to Peter Pelissier, Executive Director, regarding M&M at Wheatena status report.
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## STATUS REPORTS

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### COMMENTS FROM THE PUBLIC

None

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### TREASURER'S REPORT

A summary of the Treasurer's 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 Ferrell, Garay, Nash, Saliga, Deige, Rack  
Absent: Commissioner Clarke

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### EXECUTIVE DIRECTOR'S REPORT

Peter Pelissier, Executive Director, reported:

- Resolution 49-07 allows Capodalgi (Renaissance at Rahway Project) to update appraisals in order to expedite the purchase of properties in the Triangle Redevelopment Area.
- Luciano's will be hosting the Rahway Center Partnership Holiday Gala on December 7, 2007.
- The Archdiocese of Newark and the Domus Corporation are proposing to construct Senior Citizen Housing on property owned by St. Mary's Church on Esterbrook Street.
- Berto Construction was awarded the contract regarding the intersection improvements at Irving Street and East Milton Avenue. Construction will begin in January and should be completed in April 2008.
- The City is looking into the feasibility of signaling the intersection at Central Avenue and Irving Street.
- KC Jazz applied for a stream encroachment permit from the NJDEP..

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

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

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### LEGAL REPORT

NONE

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### UNFINISHED BUSINESS

*None*

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### NEW BUSINESS

Resolutions:

49-07: A RESOLUTION TO AWARD A PROFESSIONAL SERVICES CONTRACT TO THE OXFORD GROUP APPRAISAL AND CONSULTATION, INC. FOR APPRAISAL CONSULTATION SERVICES TO PREPARE APPRAISALS OF PROPERTIES KNOWN AS 239 AND 273-275 EAST GRAND AVENUE AND 258 MONROE STREET (AKA TAX BLOCK 379, LOTS 1, 5 & 8) `LOCATED IN THE TRIANGLE REDEVELOPMENT AREA.

WHEREAS, there exists for the Rahway Redevelopment Agency (the "Agency"), a need for the services of a firm specializing in appraisal consulting services to prepare appraisals of 239 and 273-275 East Grand Avenue and 258 Monroe Street, also known as Block 379, Lots 1, 5 & 8, located in the Triangle Redevelopment Area (the "Properties"); and

WHEREAS, The Oxford Group Appraisal and Consultation, Inc. has submitted a proposal, dated November 29, 2007 to prepare appraisals of the Properties; a copy of which is attached hereto and made part of this Resolution; and

WHEREAS, pursuant to the Redevelopment Agreement by and between the Agency and Renaissance at Rahway, LLC (the "Redeveloper"), dated October 21, 2005, the Redeveloper is obligated to fund project costs, which include appraisal services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that a resolution authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised:

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Rahway Redevelopment Agency as follows:

1. The Chairman and Executive Director are hereby authorized and directed to execute for the Agency, a professional services contract with The Oxford Group Appraisal and Consultation, Inc., 1055 Parsippany Boulevard, Suite 204, Parsippany, New Jersey 07054 to provide services in accordance with its proposal, which shall remain on file in the Agency's office and available for public inspection.
2. That this contract shall be in an amount not to exceed \$3,500.00 payable upon completion of appraisal as outlined in the proposal.
3. The award of this professional services contract is subject to the funds being deposited in escrow by the Redeveloper for the Agency pursuant to the Redevelopment Agreement. The Treasurer shall certify to the receipt of these funds below.
4. This agreement is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5) because it is a recognized profession, licensed and regulated by law and is not possible to obtain competitive bids.
5. A notice of this action shall be printed in the Legal Newspaper of the Agency required by law within ten (10) days of its passage.
6. The vendor shall supply the Agency with the Federal Affirmative Action Plan Approval or State Certificate of Employee Information Report within the time period specified by N.J.A.C. 17:27. The contract shall contain the mandatory affirmative language for professional services contracts required by N.J.A.C. 17:27, a copy of which shall be attached to and incorporated in the professional services contract authorized herein.
7. The vendor shall agree to comply with the requirements of Title II of the Americans with Disabilities Act of 1990 and indemnify, protect and save harmless the Agency from all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of alleged violations of the Act. A copy of the Act shall be attached to and incorporated in the professional services agreement authorized herein.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on December 5, 2007.

A motion was made by Commissioner Saliga and seconded by Commissioner Deige to approve Resolution 49-07.

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

Miscellaneous Items:

2008 Calendar

WEDNESDAY	JANUARY 2, 2008	6:30 PM
WEDNESDAY	FEBRUARY 6, 2008	6:30 PM
WEDNESDAY	MARCH 5, 2008	6:30 PM
WEDNESDAY	APRIL 9, 2008	6:30 PM
WEDNESDAY	MAY 7, 2008	6:30 PM
MONDAY	JUNE 2, 2008	6:30 PM
WEDNESDAY	JULY 2, 2008	6:30 PM
WEDNESDAY	AUGUST 6, 2008	6:30 PM
WEDNESDAY	SEPTEMBER 3, 2008	6:30 PM
WEDNESDAY	OCTOBER 1, 2008	6:30 PM
WEDNESDAY	NOVEMBER 12, 2008	6:30 PM
WEDNESDAY	DECEMBER 3, 2008	6:30 PM

A motion was made by Commissioner Nash and seconded by Commissioner Ferrell to approve the 2008 Rahway Redevelopment Calendar.

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

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COMMISSIONER'S COMMENTS

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ADJOURNMENT

*There being no further business, the meeting was adjourned at 7:00 PM*

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Respectfully submitted,

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Cynthia Solomon  
Assistant Secretary