

Rahway Redevelopment Agency

- MINUTES -

Regular Meeting December 15, 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
Paul Leso, Commissioner
Timothy Nash, Commissioner
William Rack, Commissioner

The following officials were absent:

Nancy Saliga, Commissioner

APPROVAL OF MINUTES

The Minutes of the October 20, 2005 Regular Meeting were moved by Commissioner Nash, seconded by Commissioner Rack, and then adopted by the following vote: Ayes - Clarke, Deige, Garay, Nash & Rack; Nays - None; Abstained - Leso; Absent - Saliga

CORRESPONDENCE

The following correspondence was received:

1. *Monthly status letters from developers as follows:*

- A. *Dornoch - Rahway, LLC - Block 320, Lots 1, 1.01, 2, 3 and 4*
- B. *Dornoch - Rahway, LLC - Block 318, Lots 1 through 11, 18 and 23.*
- C. *Heartstone Development, LLC - Block 148, Lots 1, 5, 6, 7, 10, 23 and 24.*
- D. *Diversified Communities - Riverwalk at Rahway, Riverbend at Rahway, and Triangle Motel.*
- E. *Wheatena Urban Renewal, LLC - Wheatena Redevelopment Project.*
- F. *T & S Developers - Block 319, Lots 1-3 & 8.*

2. *Letter dated November 1, 2005 from Morris I. Franco of SDI Technologies to Matthew Dobrowolski, Vice Chairman of the Rahway Center Partnership, regarding City Hall Plaza.*

3. *Letter dated November 1, 2005 from Francis Regan, Esq., to Ronald Esposito, Esq., regarding 1646-54 Irving Street.*

4. *Letter dated November 7, 2005 to Arnie Young of A&M Industrial from Peter Pelissier, Executive Director, regarding the A&M Industrial Redevelopment Agreement and Contract of Sale.*

CORRESPONDENCE (continued)

5. Letter dated November 18, 2005 from Francis Regan, Esq., to John Reilly, Esq., regarding Maria and Adriana Karagiannis, Block 157, Lot 7, 43 Elm Avenue.
 6. Letter dated December 2, 2005 from Jason Chaikin, P.E. of Naik-Prasad, Inc., regarding notification of NJDEP permit application to the property owner of Block 158, Lot 3.
 7. Letter dated December 12, 2005 from the Union County Arts Center, regarding an invitation to their January 5, 2006 meeting to discuss a future marketing plan for the Arts District.
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COMMENTS FROM PUBLIC

1. Hemesias Ares, Minister of the Trinity United Methodist Church, objects to the resolution on the agenda because he believes it would affect the spiritual condition of their church. Commissioner Nash asked the Minister if he would agree to negotiating with the Agency and the Minister said they would be willing to do that.
 2. Bob Carson, resident, stated he is against the resolution on the agenda regarding the church and claims that it contradicts a former discussion between the Agency and the Church. Francis Regan, General Counsel, commented that the project has become much larger and it is necessary for the need of additional negotiations.
 3. Patrick Casio, resident, commented that he is a life long parishioner of St. Mary's Church and he would be very upset if a portion of his church was taken and asked that the Agency reconsider the acceptance of the resolution this night.
 4. Frank Janusz of 604 W. Scott Avenue wanted to correct a statement he made the night before at the Trinity Church's meeting. He stated he is not against redevelopment in the City, that he is against eminent domain. He additionally added "I only went to the meeting because my neighbor asked me to take her there." Mr. Janusz further requested an explanation of a liquor license the Agency was holding (noting that it was illegal to do so). The Executive Director advised him that no one has entitlement to the former Kelly's Bar liquor license at this time even though it was assigned to the redeveloper. It stays in transition until the transaction of sale is completed.
 5. Elyse Bochicchio Medved of 627 W. Hazelwood Ave., stated in regards to the church resolution, that there are 35 to 40 children that attend Sunday school and that the facility where the children attend their classes does not have to be in the Church itself but should be adjacent to the Church. She further stated that the Thrift Shop is an important asset to the lively hood of the Church.
 6. Maryann Janusz of 604 W. Scott Avenue stated she believes the City is "creating a burden" on the Church by taking the additional property. She then criticized the Frank Regan for showing up at the meeting the night before and then commented that, as she understood it, the first taking of the Church's garage was in exchange for additional parking spaces although the Agency did not follow through on this like they were supposed to.
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TREASURER'S REPORT

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

EXECUTIVE DIRECTOR

The Executive Director referred to the written project status report and added the following:

Triangle Motel - An offer has been made by redeveloper Ken Schwartz to the owner of the Motel and negotiations are moving forward.

NEW BUSINESS Resolutions (continued)

76-05 RESOLUTION AUTHORIZING THE CONVEYANCE OF PROPERTY KNOWN AS BLOCK 316, LOT 3.02, LOCATED IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA, TO CARRIAGE CITY PROPERTIES, L.L.C. PURSUANT TO A REDEVELOPMENT AGREEMENT BETWEEN THE RAHWAY REDEVELOPMENT AGENCY AND CARRIAGE CITY PROPERTIES, L.L.C.

Moved: Commissioner Nash *Seconded: Commissioner Leso*

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

Nays: None

Abstained: None

Absent: Saliga

77-05 RESOLUTION AUTHORIZING THE ACQUISITION OF A PORTION OF PROPERTY KNOWN AS BLOCK 316, LOT 2.01, ALSO KNOWN AS 1428 MAIN STREET, LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA

Resolution 77-05 was amended, removing the word “condemnation” throughout same. The following motion was then made to accept this amendment:

Moved: Commissioner Nash *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Saliga

Resolution 77-05 was then adopted as amended by the following roll call vote:

Moved: Commissioner Nash *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Saliga

78-05 RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS MEETING IN CLOSED SESSION FOR THE PURPOSES OF DISCUSSING THE SETTLEMENT OF ON-GOING LITIGATION AND CONTRACT NEGOTIATIONS

Moved: Commissioner Nash *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Saliga

79-05 RESOLUTION EXTENDING THE DESIGNATION AS REDEVELOPER AND RATIFYING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH ROCCO IOSSA FOR PROPERTY KNOWN AS TAX BLOCK 305, LOT 5.03 LOCATED IN THE LOWER MAIN STREET REDEVELOPMENT AREA FOR THE DEVELOPMENT OF A DAYCARE CENTER

Moved: Commissioner Nash *Seconded: Commissioner Deige*

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

Nays: None

Abstained: None

Absent: Saliga

UNFINISHED BUSINESS

There was no unfinished business.

COMMISSIONERS' COMMENTS

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

ADJOURNMENT

There being no further business the meeting adjourned at 9:20p.m.