

# Rahway Redevelopment Agency

MINUTES  
MAY 3, 2017  
6:30 P.M.

## CALL TO ORDER:

*The meeting was called to order at 6:33 P.M. in the Municipal Council Chamber*

## OPEN PUBLIC MEETINGS ACT:

*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 shall then salute to the flag*

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## ROLL CALL:

*On a call of the roll the following officials should be present:*

*Armando Sanchez, Commissioner  
Rodney Farrar, Commissioner  
Timothy Nash, Commissioner  
Joseph Gibilisco, Commissioner  
Brittany Hale, Commissioner  
Angela Pryor, Commissioner*

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## APPROVAL OF MINUTES:

*The minutes of the following meetings shall be moved, seconded, and then adopted by roll call vote:*

*March 1, 2017 Regular meeting. The April 5, 2017 Redevelopment Meeting was Cancelled.*

*Motion:*

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## NEW BUSINESS:

1. Presentation on potential Essex Street Project.

Tesla Redevelopment LLC presented to the Redevelopment Agency their proposal for Block 322, Lot 4.02,7,8,10 & 11. Applicant seeks to redevelop the property as a mixed-use project, including housing and ground level retail and commercial space, as well as related uses including parking, fitness centers for residents and social spaces for residents.

Motion for approval was made by Commissioner Gibilisco for conditional designation to Developer Tesla Redevelopment, LLC. This motion was seconded by Commissioner Farrar.

**Motion:** Commissioner Gibilisco                    **Second:** Commissioner Farrar

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

2. Resolution granting a CONDITIONAL Designation for the Essex Street Project

**Motion:** Commissioner Nash                    **Second:** Commissioner Sanchez

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

3. Resolution Approving the following in response to an RFQ for Conflicts Counsel and/or Special Litigation Counsel:

- Rainone Coughlin Minchello, LLC, 1 Woodbridge Center, Suite 515, Woodbridge, NJ 07095
- Archer & Greiner, Riverview Plaza, 10 Highway 35, Red Bank, NJ 07701
- DeCotiis, FitPatrick, Cole & Giblin, LLP, Glenpointe Centre West, 500 Frank W. Burr Boulevard, Suite 31, Teaneck, NJ 07666

**Motion:** Commissioner Farrar      **Second:** Commissioner Sanchez

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

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TREASURER'S REPORT: Attached

**Motion:** Commissioner Farrar      **Second:** Commissioner Hale

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

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LEGAL REPORT: Jeanne Ann McManus stated explained the Brownfield Grant referring to the Luciano Property and that the City has received the monies to release the Luciano's mortgage and that it needed sign off from Dep-Eda.

**Motion:** Commissioner Nash      **Second:** Commissioner Pryor

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

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ENGINEERING: – (attached)

**Motion:** Commissioner Farrar      **Second:** Commissioner Hale

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale

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EXECUTIVE DIRECTOR'S REPORT:

Director Len Bier went over the projects in the downtown; AST development needs site remediation; Slokkar Development will start to build in the fall; East Cherry Street is moving forward. Will keep everyone with the progress of these projects. The Artist housing is moving forward full force.

**Motion:** Commissioner Farrar      **Second:** Commissioner Nash

**Yes:** Commissioners Farrar, Nash, Sanchez, Gibilisco, Pryor and Hale.

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COMMISSIONER'S COMMENTS:

*Any Commissioner who wishes to provide comments shall do at this time.*

There was no comment from the Commissioners or the public.

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ADJOURNMENT:

*There being no further business, the meeting adjourned at 7:10 pm.*