

Rahway Redevelopment Agency

MINUTES Regular Meeting MAY 2, 2018 6:30 P.M.

CALL TO ORDER

The meeting was called to order at 6:30 pm in the Municipal Council Chamber

OPEN PUBLIC MEETINGS ACT

This meeting was advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey

PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees then saluted to the flag

ROLL CALL

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

Armando Sanchez, Chairman

Rodney Farrar, Vice-Chairman

Jorge E. Casalins, Commissioner

Mary Gustofson, Commissioner

Brittany Hale, Commissioner - absent

Timothy Nash, Commissioner

APPROVAL OF MINUTES

A motion was made by Commissioner Farrar and Seconded by Commissioner Gustofson to approve the minutes of the April 4, 2018 Regular meeting

Yes: Vice Chairman Farrar, Commissioner Gustofson, Commissioner Nash

Abstain: Commissioner Casalins, Commissioner Sanchez

Absent: Commissioner Hale (attendance noted after the approval of the minutes)

NEW BUSINESS

1. RESOLUTION #11-18; A RESOLUTION REFUNDING APPLICATION AND ESCROW FEES TO LELA'S 4, LLC THE OWNER OF PROPERTY LOCATED AT 1646-1648 IRVING STREET DESIGNATED AS BLOCK 162, LOTS 5, 6 AND 7.

A motion was made by Commissioner Gustofson and seconded by Commissioner Farrar

All commissioners were in favor.

2. RESOLUTION #12-18; RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO LERCH, VINCI & HIGGINS, LLP AS AUDITOR/FINANCIAL ADVISOR FOR RAHWAY REDEVELOPMENT AGENCY

A motion was made by Commissioner Gustofson and seconded by Commissioner Farrar

All commissioners were in favor.

3. RESOLUTION #13-18; RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO PROVIDE LEGAL SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

A motion was made by Commissioner Gustofson and seconded by Commissioner Farrar

All commissioners were in favor.

4. RESOLUTION #14-18; RESOLUTION APPROVING A CONFLICTS COUNSEL AND/OR SPECIAL LITIGATION COUNSEL FOR THE RAHWAY REDEVELOPMENT AGENCY

Cherron Rountree requested that this resolution be tabled, it was not voted on.

5. RESOLUTION #15-18; RESOLUTION APPROVING A PROFESSIONAL SERVICES CONTRACT TO PROVIDE GENERAL ENGINEERING SERVICES FOR THE RAHWAY REDEVELOPMENT AGENCY

A motion was made by Commissioner Gustofson and seconded by Commissioner Farrar

All commissioners were in favor.

TREASURER'S REPORT

Report was presented by Frank Ruggiero

A motion was made by Commissioner Nash and seconded by Commissioner Farrar to approve the Treasurer's Report.

All commissioners were in favor.

LEGAL REPORT

No report.

ENGINEERING REPORT:

1. Grammercy/R2N2 on East Cherry Street - building improvements under construction. Electric service installation is currently under construction with PSE&G. Water main installation will begin in May 2018, and the project is expected to be completed by summer 2018.

2. Dornoch II Urban Renewal LLC on Main and Monroe Street - soil remediation and disposal has been completed and the project is under building permit review. The Developer continues to coordinate their utility and service requirements with PSE&G, Elizabethtown Gas, Verizon, and Comcast. The project is expected to be under construction for approximately 18 months after foundation construction begins.

3. Artist Housing on Elizabeth Ave and Hamilton Street - the development has received a Temporary Certificate of Occupancy and is working to obtain their final approvals from the engineering and the building department, with punch list work to be completed in May 2018.

4. 1255 Main Street/REVA – (previously known as Center Circle) the existing structures have been demolished, and crushing of concrete foundations is on-going. Building permit review is on-going.

5. Brownstones on Elizabeth Ave – earthwork is on-going for building subgrade. Foundation permits were obtained. Building permit review is on-going.

6. Tesla / Bridgeview on Bridge Street and Clarkson Ave - an NJDEP Flood Hazard Area permit application has been submitted to NJDEP in March 2018. Permit applications typically are under NJDEP review for 4 to 6 months after submission.

A motion was made by Commissioner Hales and seconded by Commissioner Casalins to approve the reports.
All commissioners were in favor.

EXECUTIVE DIRECTOR'S REPORT:

Len Bier reported that AST have removed most of the concrete from the site and the samples have tested as clean. He went on to say that the site must be raised to a 13' elevation. Secondly, the Dornoch Project is moving forward.

A motion was made by Commissioner Nash and seconded by Commissioner Casalins to approve the report.
All commissioners were in favor.

CORRESPONDENCE

No correspondence.

COMMENTS FROM THE PUBLIC

This portion of the meeting was opened to the public for comments (two minute maximum per person).
Public Portion: No one from the public was in attendance and the public portion was closed.

COMMISSIONER'S COMMENTS

There were no comments from the Commissioners at this time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50pm.