

# Rahway Redevelopment Agency

## MINUTES

### Regular Meeting

April 3, 2019

6:30 P.M.

#### CALL TO ORDER

*The meeting shall be called to order at 6:30 pm in the Municipal Council Chambers at Rahway City Hall.*

#### 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 salute to the flag.*

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#### ROLL CALL

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

*Tony Dalmau, Commissioner  
Rodney Farrar, Vice Chairman  
Mary Gustofson, Commissioner  
Brittany Hale, Commissioner, absent  
Timothy Nash, Commissioner  
Armando Sanchez, Chairman, absent  
Dorian Timmons, 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:*

#### ***February 6, 2019 Regular meeting***

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez						X

**TREASURER'S REPORT:** Attached-December 2018, January 2019, and February 2019 Treasurer's Report. Frank Ruggiero reported that all obligations are up-to-date and that the annual audit is scheduled.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson	X		X			
Hale						X
Nash			X			
Timmons			X			
Farrar			X			
Sanchez						X

**EXECUTIVE DIRECTOR'S REPORT:** Robert Landolfi, Executive Director of the Redevelopment Agency updated commissioners on current project statuses:

Main and Monroe/Slokker

*Construction Progress:*

- Roof Trusses have been installed and are fully topped off;
- Completed waterproofing of the facades. Continuing to install windows;
- Completion of roofing membrane installation

Obstacles: No recent obstacles.

*First Phase Completion Timeframe:*

- On schedule for an October completion

*Second Phase Timing:*

- In discussions with design team members to commence construction documents on Phase 2 in the coming weeks. The goal is to commence construction on Phase 2 immediately following completion of Phase 1, if not prior to completion of Phase 1.
- Met with Administration to discuss parking and possibly adding units to the second phase.

A component of the tax exemption agreement together requires the City to fund debt service for the project. They have asked to accelerate the payment to tie in with the certificate of occupancy. An amendment to the financial agreement would be needed and we will retain NW Financial to make a cost benefit analysis and recommendation with a formal proposal.

1255 Main Street/Reva

On track for a Q4 2019 start to leasing.

Hamilton Street Project

City Council passed a resolution to conduct an Area in Need of Redevelopment Study. Study almost completed and will be presented to the Planning Board.

Meridia Brownstones

The Brownstones is separated into 4 full construction phases with a 5<sup>th</sup> phase to just have the concrete trade complete its work.

*Current Status for each phase is:*

- Section 1 - 4th Floor Framing, MEP rough in floors 1-3, Underground MEP in Garage area
- Section 2 - 2nd-3rd Floor Framing
- Section 3 - Podium Deck Construction
- Section 4 - Final Footing and Column Construction

Section 5 - Currently stockpiling material to feed the job. Concrete continues into this area in the months to come.

Bridgeview/Tesla (behind Luciano's)

The project was the subject of a Hardship Exception application to NJDEP regarding what is informally known as the "dry access rule" of the NJ Flood Hazard Control Act. The applicant believes the project is appropriately deserving of such an exception, as does the City, which has been actively supportive of the project application. That exception application was denied last year by NJDEP for reasons the project team believes are not valid. Accordingly, the applicant appealed the denial. The appeal has been the subject of "alternative dispute resolution" in the form of an ongoing mediation process. Both the applicant and NJDEP believes this process would be more productive than a conventional litigation process. Several mediation sessions have been held, which were also attended by attorneys from the office of the City attorney. The most recent such mediation was on February 27, 2019. The redeveloper believes that a permit will be issued for the project by NJDEP.

Cindy Solomon, Assistant Executive Director, updated the commissioners on the ongoing Housing Saturation Study which should be made available by the May or June Meeting – our saturation will now be considered with a 5-mile radius. The Parking Study is ongoing too, the Parking Utility management made recommendations for parking possibilities, updated that the parking deck is at capacity during the day. A Parking Study Report would be presented by the May or June meeting.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons		X	X			
Farrar			X			
Sanchez						X

**LEGAL REPORT:** No report.

**ENGINEERING REPORT:** Jaqueline Dirmann of Maser Consulting, presented her report to the commissioners.

1. Grammercy/R2N2 on East Cherry Street – The Contractor has obtained his Temporary Certificate of Occupancy for the 42 residential units. The commercial space and some punch list items are still outstanding prior to issuance of a Final Certificate of Occupancy.
2. Dornoch II Urban Renewal LLC on Main and Monroe Street – Building improvements are currently under construction. Electrical underground work on Main Street and Monroe Street was completed in March 2019.
4. 1255 Main Street/REVA – Building construction is on-going. The access driveway is intermittently closed from Main Street to the Meridia Water’s Edge entrance is closed under Rahway Police Traffic supervision when deliveries are needed for the project.
5. Brownstones on Elizabeth Ave – foundation and building construction is on-going. Site work is expected to commence in the Spring of 2019. They are awaiting the County’s permission to close the sidewalk on Elizabeth Avenue and on West Grand Avenue.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash		X	X			
Timmons	X		X			
Farrar			X			
Sanchez						X

**NEW BUSINESS:**

*T and M Associates Proposal: professional environmental services - preliminary assessment and site investigation of former Timko-Kagan properties.*

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson	X		X			
Hale						X
Nash		X	X			
Timmons			X			
Farrar			X			
Sanchez						X

**Resolution # 14-19:** RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN A CLOSED SESSION FOR PURPOSES OF DISCUSSING PERSONNEL, POTENTIAL LITIGATION AND/OR CONTRACT NEGOTIATIONS.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez						X

**ADJOURN TO PUBLIC SESSION:**

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau	X		X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez						X

**CORRESPONDENCE:**

**COMMISSIONER'S COMMENTS**

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

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:01 pm.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson		X	X			
Hale						X
Nash	X		X			
Timmons			X			
Farrar			X			
Sanchez						X

Submitted by:

Karin Napier, Board Secretary