

Rahway Redevelopment Agency

MINUTES

Special Meeting

August 21, 2019

6:00 P.M.

CALL TO ORDER

The meeting was called to order at 6:01 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.

PLEDGE OF ALLEGIANCE

Commissioners, officials, and public attendees shall salute to the flag.

ROLL CALL

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

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

APPROVAL OF MINUTES:

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

June 5, 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			

Resolution 18-19: RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS SPECIAL MEETING IN CLOSED SESSION FOR PURPOSES OF DISCUSSING POTENTIAL LITIGATION AND/OR CONTRACT NEGOTIATIONS.

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

ADJOURN TO EXECUTIVE SESSION:

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

ADJOURN TO PUBLIC SESSION:

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

TREASURER’S REPORT: Frank Ruggiero updated the commissioners that the 2018 audit has been completed and contains no findings. Commissioners will be given the audit to review for the next scheduled meeting and will be presented with a group affidavit form to sign and acknowledge receiving the audit. Treasurer Ruggiero presented the May and June 2019 Treasurer’s reports to the commissioners.

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

EXECUTIVE DIRECTOR’S REPORT: Robert Landolfi, Executive Director of the Redevelopment Agency advised the commissioners that municipal council approved the designation of the Hamilton Street area for condemnation. R17-19 – back in May of 2017, Tesla Redevelopment was given redeveloper designation for Bridge Street, but ran into DEP issues and has proceeded in the interim to acquire the properties and proceed in good faith with the project and ask the Agency to designate them as the redeveloper.

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

ENGINEERING REPORT: Jaqueline Dirmann, 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. The Contractor anticipates continuing water, sanitary sewer and storm sewer connections through September 2019.
3. 1255 Main Street/REVA – Building construction is on-going. The access driveway from Main Street to the Meridia Water’s Edge entrance is closed under Rahway Police Traffic supervision when deliveries are needed for the project. Water and storm sewer connections were completed in August and sanitary sewer construction will continue in September 2019. The project is anticipated to be completed by end of December 2019.

4. Brownstones on Elizabeth Ave – Foundation and building construction is on-going. Underground utility work on Elizabeth Ave has been completed for gas, water and storm sewer services. The Developer is working on completing the curbing on Elizabeth ahead of Union County paving at the end of the month.

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

NEW BUSINESS:

Resolution 17-19: RESOLUTION AUTHORIZING AN EXTENSION OF THE CONDITIONAL REDEVELOPER DESIGNATION FOR TESLA REDEVELOPMENT, LLC REDEVELOPER FOR CERTAIN PROPERTY LOCATED ON ESSEX STREET, BRIDGE STREET, AND CLARKSON PLACE ALSO KNOWN AS TAX BLOCK 322 LOTS 4.02 7, 8, 10 AND 11 IN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT AREA FOR THE REDEVELOPMENT OF THE PROPERTY FOR A MIXED-USE PROJECT CONSISTING OF RESIDENTIAL AND RETAIL USES.

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

COMMISSIONER’S COMMENTS - No Commissioner comments.

ADJOURNMENT: There being no further business, the meeting was adjourned at 6:18pm.

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

Submitted by:

Karin Napier, Board Secretary