

# Rahway Redevelopment Agency

## MINUTES

### Regular Meeting

October 2, 2019  
6:30 P.M.

#### CALL TO ORDER

*The meeting was called to order at 6:34pm 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  
Brittany Hale, Commissioner  
Timothy Nash, Commissioner  
Armando Sanchez, Chairman  
Dorian Timmons, Commissioner*

---

#### **APPROVAL OF MINUTES:**

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

***August 21, 2019 Special meeting***

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

**TREASURER'S REPORT:** A report detailing the July and August 2019 Treasurer's reports and Annual Audit (prepared by Lerch, Vinci and Higgins) were reviewed and accepted.

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

**ENGINEERING REPORT:** Jackie Dirmann of Maser Consulting presented a report.

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 October 2019. Adjustments to some utilities are currently being evaluated due to the location of the existing gas and water mains.
3. 1255 Main Street/REVA – Building construction is on-going. Sanitary sewer connections were completed in September 2019. The project is anticipated to be completed by end of December 2019.
4. Brownstones on Elizabeth Ave – Building construction is on-going. Underground utility work on East Grand Avenue and construction of sidewalk on Jackson Avenue is scheduled for October 2019.

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

**EXECUTIVE DIRECTOR'S REPORT:** Robert Landolfi gave updates with no motion required. The developer of the Brownstones on Elizabeth Avenue has requested a PILOT amendment to the agreement which is currently under review by NW Financial. Tesla continues to assemble all of the properties for redevelopment and they anticipate a presentation to the Agency by November or December 2019.

**PRESENTATIONS:** Robert Giannone from Dornoch II presented to the commissioners proposed amended architectural renderings and a site plan for the Main and Monroe Project-North Building on Monroe Street increasing the number of units and parking spaces. Mr. Giannone went into detail regarding the proposed changes. All design and parking amendments were found acceptable and commissioners made a motion to request that council draw a resolution for their next meeting.

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

**NEW BUSINESS:**

**Resolution 19-19: RESOLUTION CERTIFICATION OF THE ANNUAL AUDIT**

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

**Resolution 20-19: RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE AGENCY AND R2-N2 PROPERTIES.**

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

**COMMISSIONER'S COMMENTS**

There were no commissioner comments.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 6:54pm.

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

Submitted by:

Karin Napier, Board Secretary