

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
JANUARY 3, 2023 MINUTES**

Large Conference Room
1 Civic Center Drive
East Brunswick, NJ 08816

8:00 PM

1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call

Mirah Adah Becker -√
Rachel Cohen - √
Cindy Furgang - √
Allison Nagelberg - √
Councilman Behal - √
Debbie Wynter - √
James Wendell - √

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk;
Christopher Zingaro, Agency Counsel; Angel Albanese, Chief Financial Officer

2. Statement of Notice of Publication

Adequate notice of this meeting has been provided as required pursuant to the "Senator Byron M. Baer Open Public Meetings Act," P.L.1975, chapter 231, specifying the time and date, location, and, to the extent known, the agenda. A copy of this notice has been posted on the Municipal Building Public Notice Bulletin Board located in the main lobby, provided to the *Home News Tribune* and *Sentinel* newspapers, posted on the Township's website, and filed with the Executive Director of the Redevelopment Agency, in accordance with the law.

3. Nominations

a. Chairman

James Wendell nominated by Commissioner Cohen
Second by Commissioner Nagelberg
Motion to close nominations by Commissioner Becker
Second by Commissioner Furgang

b. Vice Chair

Allison Nagelberg nominated by Councilman Behal
Second by Commissioner Cohen
Motion to close nominations Commissioner Becker
Second by Commissioner Behal

c. Executive Director – Done by Resolution not nominated

d. Clerk – Done by Resolution not nominated

- e. CFO/Treasurer – Done by Resolution not nominated
- f. Treasurer – Done by Resolution not nominated

4. Reports

- a. Executive Director – We had a very productive 2022 and expect 2023 to be as well. We saw the demolition of the Old Gap. We are looking at other areas. We will be looking at the areas that have gone to the Planning Board. I look forward to another productive year.
- b. Clerk
- c. Attorney – We will be working with the Planner at a future meeting
- d. Planner
- e. Chairman – We will see occupancies at 110 Tices before the end of the year. The Harts Lane properties were approved by the Planning Board and Council. Edgeboro Road will be before the Planning Board in early February.

5. Public Comments

6. Agenda

- A. Approve the December 5, 2022 Redevelopment Agency Meeting minutes.
Motion to approve by Commissioner Furgang, second by Commissioner Cohen
Mirah Adah Becker - Abstain
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
- B. Resolution 2023001 – Resolution Appointing Agency Chairman
Motion to approve by Commissioner Cohen, second by Commissioner Nagelberg
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
- C. Resolution 2023002 – Resolution Appointing Agency Vice Chair
Motion to approve by Commissioner Wynter, second by Commissioner Becker
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓

Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

- D. Resolution 2023003 – Resolution Appointing Agency Executive Director
Motion to approve by Commissioner Nagelberg, second by Commissioner Cohen
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
- E. Resolution 2023004 – Resolution Appointing Agency Clerk
Motion to approve by Commissioner Becker, second by Councilman Behal
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
- F. Resolution 2023005 – Resolution Appointing Agency CFO/Treasurer
Motion to approve by Commissioner Nagelberg, second by Councilman Behal
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
- G. Resolution 2023006 – Resolution Qualifying Pool of Professionals
Motion to approve by Commissioner Furgang, second by Commissioner
Nagelberg
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

- H. Resolution 2023007 – Resolution Appointing Agency Accountant
Motion to approve by Commissioner Cohen, second by Commissioner Wynter
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

 - I. Resolution 2023008 – Resolution Designating Official Bank
Motion to approve by Commissioner Nagelberg second by Commissioner Wynter
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

 - J. Resolution 2023009 – Resolution Awarding the Attorney – Resolution Tabled to the next meeting

 - K. Resolution 2023010 – Resolution Awarding the Auditor – Resolution tabled to the next meeting

 - L. Approve the Bill List
Motion to approve by Commissioner Cohen, second by Commissioner Becker
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓
7. For the Good of the Cause
8. Adjournment
Motion to adjourn by Commissioner Wynter, second by Commissioner Nagelberg
Voice vote – all in favor, none opposed
Adjourned: 8:24pm