

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
MARCH 6, 2023 MINUTES**

Court 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 - v  
Rachel Cohen - v  
Cindy Furgang - v  
Allison Nagelberg -v  
Councilman Behal - v  
Debbie Wynter - v  
James Wendell -v

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk;  
Christopher Zingaro, Agency Counsel; Brad J. Cohen, Mayor

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. Reports

- a. Executive Director – Sunscape is looking to move forward. Resolution 2023012 is the 1<sup>st</sup> step of a process in Redevelopment. The property is at the intersection of Ryders Lane and Cranbury Road. It will go to the Governing Body and they will take action and then the Planning Board.
- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman – The ice rink is moving forward. The committee requested a bolder design, we should have a full set of plans by June.

4. Public Comments

5. Agenda

- A. Approve the February 6, 2023 Redevelopment Agency Meeting minutes.

Motion to approve by Commissioner Wynter, second by Commissioner Cohen  
Mirah Adah Becker - v  
Rachel Cohen - v  
Cindy Furgang - v  
Allison Nagelberg - v  
Councilman Behal - v  
Debbie Wynter - v  
James Wendell - v

B. Resolution 2023010 – Resolution Awarding the Auditor

Motion to approve by Commissioner Furgang, second by Commissioner Behal  
Mirah Adah Becker - v  
Rachel Cohen - v  
Cindy Furgang - v  
Allison Nagelberg - v  
Councilman Behal - v  
Debbie Wynter - v  
James Wendell - v

C. Resolution 2023011 – Resolution Extending the Designation of Sunscape Enterprises, Inc d/b/a Gear Six Auto Parts as the Conditional Redeveloper of Block 31, Lots 2.03 and 2.05, along a portion of Harts Lane, in the Township of East Brunswick

Motion to approve by Commissioner Cohen, second by Commissioner Nagelberg  
Mirah Adah Becker - v  
Rachel Cohen - v  
Cindy Furgang - v  
Allison Nagelberg - v  
Councilman Behal - v  
Debbie Wynter - v  
James Wendell - v

D. Resolution 2023012 – Resolution requesting the Mayor and Council authorize the Planning Board to conduct an investigation as to whether the Property Identified as Block 87, Lot 10.07 qualifies as a Non-Condensation Area in Need of Redevelopment in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A ET SEQ.

Motion to approve by Commissioner Wynter, second by Commissioner Nagelberg  
Mirah Adah Becker - v  
Rachel Cohen - v  
Cindy Furgang - v  
Allison Nagelberg - v  
Councilman Behal - v

Debbie Wynter - ✓  
James Wendell - ✓

- E. Approve the Bill List
  - F. 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 - ✓
6. For the Good of the Cause
7. Adjournment
- Motion to adjourn by Commissioner Cohen, second by Commissioner Nagelberg
- Voice Vote: all in favor, none opposed
- Adjourned: 8:39pm