

EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
March 18, 2019 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-√

Jason Friedman- √

Michael Lachs-√

Allison Nagelberg-√

Councilman Stanley-√

Debbie Wynter- √

Chairman Wendell-√

Also present: Michael Hughes, Executive Director; Amy Denholtz Lewandowski, Agency Clerk; Walter Denson, Agency Counsel; Jim Kennedy, Redevelopment Consultant; Francis Reiner, Redevelopment Planner; Mayor Brad Cohen.

2. Statement of Notice of Publication, read by Chairman Wendell:

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 – designating a conditional redeveloper is the first of many steps and a major milestone.
- b. Clerk – welcomed the Redevelopment Advisory Committee, which met earlier in the evening.
- c. Attorney – No report.
- d. Planner – DMR produced a report in May 2018 on Areas 2A and 3A recommending mixed use retail and residential with a hotel and transit center. Of the four RFP submissions – Kaplan Companies for 3A, Garden Homes for part of 2A, Zakon Realty for part of 3A, and River Development for 2A and 3A – River Development's submission met the goals and objectives of the plan and was the most consistent with the plan.
- e. Chairman – No report.

4. Public Comments – None received.

5. Agenda

- A. Approve the minutes from the Redevelopment Agency Meeting on February 26, 2019

Motion to approve by Commissioner Becker; second by Commissioner Lachs

Mirah Adah Becker-√
Jason Friedman- Abstain
Michael Lachs-√
Allison Nagelberg-√
Councilman Stanley-√
Debbie Wynter- √
Chairman Wendell-√

- B. 2019022- Resolution to go into Closed Executive Session.

Motion to approve by Commissioner Lachs; second by Commissioner Friedman

Mirah Adah Becker-√
Jason Friedman- √
Michael Lachs-√
Allison Nagelberg-√
Councilman Stanley-√
Debbie Wynter- √
Chairman Wendell-√

Motion to enter Closed Executive Session by Vice Chair Nagelberg; second by Commissioner Stanley

Voice vote- all in favor, none opposed

Motion to end Closed Executive Session by Vice Chair Nagelberg; second by Commissioner Stanley

Voice vote- all in favor, none opposed

- C. 2019023- Resolution Designating Conditional Redeveloper of Redevelopment Areas 2A and 3A in the Township of East Brunswick and Authorizing the Execution of an Interim Costs Agreement.

Motion to approve by Commissioner Lachs; second by Commissioner Friedman

Mirah Adah Becker-√
Jason Friedman- √
Michael Lachs-√
Allison Nagelberg-√
Councilman Stanley-√
Debbie Wynter- √
Chairman Wendell-√

6. For the Good of the Cause

Chairman Wendell thanks everyone; expects to move forward within the next 90 days

7. Adjournment

Motion to adjourn by Vice Chair Nagelberg; second by Commissioner Stanley

Voice vote- all in favor, none opposed

Adjourned at 8:48PM