

EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
April 15, 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- Absent
Allison Nagelberg- √
Councilman Stanley- Absent
Debbie Wynter- √
Chairman Wendell-√

Also present: Amy Denholtz Lewandowski, Agency Clerk; Ruben Perez, Agency Counsel; Jim Kennedy, Redevelopment Consultant; 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 – N/A
- b. Clerk – The annual financial disclosure must be returned to the Township Clerk, Nennette Perry, by April 30th.
- c. Attorney – Ruben Perez introduced himself.
- d. Planner – N/A
- e. Chairman – The mayor has been holding Town Hall meetings. The legal team is working with River's legal team to stay on the 90-day schedule. For 110 Tices, electric is disconnected but they had to pay overdue taxes before receiving the demolition permit; the project is expected to be before the planning board in May. The agency's financial advisor is reviewing their finances. For Edgeboro, a draft agreement is in place and the financials and draft PILOT are being reviewed. Will be circulated to the agency after the Mayor and CFO review. Coremark property is scheduled to close in two to three weeks, and the environmental work will be provided to the town. Ace Auto Wreckers and the two other auto shops were originally qualified to be an area in need of

redevelopment, but requested to be omitted. Now Ace Auto now wants to be in the redevelopment area and has a plan to become an auto recycling facility; it will need to be studied and get its own designation.

4. Public Comments

Mary Pan asked about the redevelopment process. Chairman Wendell responded that the redevelopment agreement will realistically be closer to 120 days. He discussed there will be stipulations in the agreement, as the plan is conceptual and proprietary until the agreement is signed. Moving the municipal complex is still under consideration, but that's more of a determination for the council if it's right for the township economically. Chairman Wendell emphasized the agency wants meetings to hear and get feedback from residents.

5. Agenda

A. Approve the minutes from the Redevelopment Agency Meeting on April 1, 2019.

Motion to approve by Commissioner Friedman; second by Commissioner Becker

Mirah Adah Becker-√

Jason Friedman-√

Michael Lachs- Absent

Allison Nagelberg-Abstain

Councilman Stanley- Absent

Debbie Wynter- √

Chairman Wendell-√

B. Approve the Bill List (approval of bills owed by the Agency to various individuals, companies, and accounts).

Motion to approve by Commissioner Becker; second by Vice Chair Nagelberg

Mirah Adah Becker-√

Jason Friedman-√

Michael Lachs- Absent

Allison Nagelberg-√

Councilman Stanley- Absent

Debbie Wynter-√

Chairman Wendell-√

6. For the Good of the Cause

7. Adjournment

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

Voice vote- all in favor, none opposed

Adjourned at 8:20PM