

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING**  
**May 21, 2019 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-√  
Jason Friedman- Absent  
Michael Lachs- √  
Vice Chair Nagelberg- Absent  
Councilman Stanley- Absent  
Debbie Wynter- √  
Chairman Wendell-√

Also present: Michael Hughes, Executive Director; Amy Denholtz Lewandowski, Agency Clerk; Ruben Perez, Agency Counsel; Jim Kennedy, Redevelopment Consultant.

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 – Working with River and within the 90-day window, meeting or calling frequently. On Friday, May 17<sup>th</sup>, we (Mr. Hughes, Chairman Wendell, Mr. Kennedy, and Rainone Coughlin Minchello) met with River to firm up the plan in final form to unveil. They'll begin with Area 3A and won't acquire the properties till the Redeveloper Agreement is signed. River will negotiate with property owners. If negotiations stall then it will come back to the township. There's been discussion of municipal and public services in the area; the municipal complex and library are not contingent. There will be some municipal services with parking but the plan may not move the municipal complex at this time. They're looking at the traffic counts and the NJ Department of Transportation (DOT) is looking at the interchange. The traffic report is 60 days away. Will be scheduling a summer meeting with DOT to discuss the traffic analysis, contingent on the agreement. Traffic counts will justify changing the jug handle/circle. The timeline for the Redeveloper Agreement is set to expire

early to mid-June so the agency will extend it another 60 days. We'll do one extension due to the complexity and properties and utilities, etc. and expect to wrap up by end of July/August.

Chairman Wendell added that as the agency works with professionals, what's proposed will change; it'll be the same parts and pieces but different configurations. With different financial investors there will be changes.

Mr. Hughes continued that he will get an updated schematic before the next meeting and will share with the agency in closed session because it's proprietary.

Things will have a different configuration, like the water feature, restaurants, etc. but the same ethos. There will be an updated timeline to come soon.

Expect the timeline in early June from River and an agreement is almost there.

Regarding 110 Tices, indoor demolition is ongoing now and a meeting with

Garden Homes is scheduled for next week to discuss the Planning Board. Art

Linfante (Integra Realty Resources; agency appraiser and financial consultant) is looking at the numbers to see how it works. The Planning Board submission will be soon, but likely it'll be considered at the board meeting in July.

Commissioner Lachs asked whether it will come before the agency first and then the Planning Board.

Chairman Wendell stated the plan is an overlay zone to comply with the Planning Board. The Redevelopment Agreement will come before the agency. The site plan is contingent on agency approval but it goes before the Planning Board to ensure compliance with the Redevelopment Plan.

Commissioner Lachs noted that he would like to see the site plan long before the agency meeting.

Mr. Hughes expressed that they're looking at streets and signal improvements.

He is leaning on them to develop and submit the site plan sooner and he'll share it with the agency when he has it.

In regards to 39 Edgeboro, Mr. Hughes noted that it's in the council's hands to discuss the PILOT, and may be considered at a June meeting. It's an aggressive construction schedule. Mr. Hughes estimated that within 30 days construction will begin and construction will be completed within months.

Chairman Wendell added that the financing agreement is with the township and the Redevelopment Agreement with by agency concurrence.

Mr. Hughes stated hopefully this will be ready by June 17<sup>th</sup> so he can under-promise and over-deliver.

Commissioner Lachs emphasized that the agency needs to review this ahead of time and not just two days before a meeting.

Mr. Hughes responded that if he gets it sooner he'll send it and the agency can wait till the June 17<sup>th</sup> meeting to approve it.

- b. Clerk – escrow was received from Ace Auto Wreckers; meeting minutes from 5/6 not yet completed but will be available for approval at the next meeting.
- c. Attorney – delivered keys from the Coremark closing.
- d. Planner – N/A

- e. Chairman – The Township closed on two parcels: David’s Bridal/Plainfield Mills and the Coremark building. The township paid to keep the fence up. Depending on the River timeline, the governing body can gameplan.  
Commissioner Wynter inquired as to who is responsible for the grass and maintenance there.  
Chairman Wendell replied that Business Administrator Joe Criscuolo contacted lawn maintenance. The properties will likely be transferred to the agency, we’ll take title and debt and turn it over to the redeveloper.  
Ace Auto was part of the original redevelopment study but requested to be excluded, and is now requesting to be included, posted escrow, and undertaking a study to determine if still eligible for redevelopment. The criteria hasn’t changed and the property hasn’t changed. DMR will study the property, the Planning Board will hear the report. Originally the Planning Board heard it, the council heard it, and he requested to be out but is now requesting to be included. It’s our duty to work with development to redevelopment. We’ll have a busy June and July.

4. Public Comments

PJ Smith, East Brunswick resident, inquired about the David’s Bridal property/area.

Chairman Wendell responded it’s owned by the township.

Mr. Smith inquired about Ace Auto Wreckers.

Chairman Wendell replied that they want to be designated an Area in Need of Redevelopment, invest in their property, and redevelop themselves.

Mr. Smith asked about the jug handle onto Edgeboro Road from Route 18 – this loop added 10-15 minutes on his commute – would there be a crossover to Rt. 18?

Chairman Wendell responded that it’s cost prohibitive.

Commissioner Lachs volunteered that there will be a new commute lot in the Redevelopment Area.

Chairman Wendell clarified that a flyover would be loved but it’s cost prohibitive without State support. It’s probably about \$30 million. Because current bus stops on Route 18 stop every four minutes it slows traffic. We’re very cognizant of traffic. Edgeboro traffic is diminishing. Maybe the timing of the lights needs to change.

5. Agenda

- A. Approve the minutes from the Redevelopment Agency Meeting on May 6, 2019.

*HELD till next agency meeting*

- 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 Commissioner Lachs

Mirah Adah Becker-√

Jason Friedman- Absent

Michael Lachs- √

Vice Chair Nagelberg- Absent

Councilman Stanley- Absent

Debbie Wynter-√  
Chairman Wendell-√

6. For the Good of the Cause

Chairman Wendell wished everyone an enjoyable Memorial Day weekend.

7. Adjournment

Motion to adjourn by Commissioner Lachs; second by Commissioner Wynter

Voice vote- all in favor, none opposed

Adjourned at 8:30PM