

EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
July 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- ✓
Allison Nagelberg- Absent
Councilman Stanley- ✓
Debbie Wynter- ✓
Chairman Wendell- ✓

Also present: Michael Hughes, Executive Director; Amy Denholtz Lewandowski, Agency Clerk; Mayor Brad Cohen; Joseph Criscuolo, Business Administrator; Walter Denson, Agency Counsel

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 – Holding meetings with River. The last meeting was two weeks ago and there will be another meeting on July 16th. There has been an improved discussion regarding the retail component and configuration. Mr. Hughes state he hopes to share an updated concept plan before the next agency meeting.
Mr. Hughes indicated he is working with Assemblywoman Pinkin to schedule a meeting with the NJ Department of Transportation (DOT) sometime in mid-August to review River's engineering analysis about the jug handle and what's feasible.
Three weeks ago was the demolition photo op for 110 Tices. The demolition is about 90% complete. There will be a site plan given to the Planning Board soon, hopefully to be heard in the August, and framing the financial agreement with them.

Mr. Hughes noted that he will reserve his comments about 39 Edgeboro for the Executive Session.

Regarding Ace Auto, DMR is finalizing its study of the property, which will go before the governing body land use board before September.

Commissioner Lachs asked for clarification about the process with 110 Tices.

Chairman Wendell stated that the site plan will go to the Planning Board and the agency doesn't have the ability to opine. The agency wrote the redevelopment plan but once their plan is prepared it goes to the Planning Board, and it will be shared with the agency membership once the agency receives it.

Mr. Denson confirmed that the plan will go to the Planning Board and the Council first.

Commissioner Lachs asked about how people will comment if there are things they dislike or want removed?

Chairman Wendell stated that the plan will be circulated, probably after the next meeting, but the agency can only make recommendations and can't take any formal action.

Commissioner Lachs emphasized that he doesn't want micro things to be lost there and dealt with later. It is hard enough when dealing with apartments and condominium owners needing approvals or dealt with. For example, certain bus companies park wherever and the quality of life issues are often difficult to deal with.

Chairman Wendell mentioned that some units are rental and some are for- sale; the rental market and standards are different with luxury units.

Commissioner Lachs emphasized that people are very good at circumventing and the power of a municipality is more forceful.

Chairman Wendell believed that the redevelopment plan addresses commercial vehicles on that site.

Commissioner Lachs added that they are dealt with as property managers.

Commissioner Stanley stated that it goes to the bylaws of the condominium association; it's not for the redevelopment agency to get into.

Commissioner Lachs stated that Crosspointe took a year to find a towing company. Things come up and its quality of life issues. Whatever we can do, we should do within our capabilities.

Chairman Wendell noted that there is towing at Loehmann's plaza.

- b. Clerk – The Redevelopment Advisory Committee met today and will be conducting a survey, and will provide more detailed feedback to the agency in September.
 - c. Attorney – none.
 - d. Planner – N/A
 - e. Chairman – none.
4. Public Comments – none received.

5. Agenda

- A. Approve the May 21, 2019 Redevelopment Agency meeting minutes.
Mirah Adah Becker- ✓
Jason Friedman- Abstain
Michael Lachs- ✓
Allison Nagelberg- Absent
Councilman Stanley- Abstain
Debbie Wynter- ✓
Chairman Wendell- ✓
- B. Approve the June 17, 2019 Redevelopment Agency meeting minutes.
HELD till next agency meeting
- C. Approve the Bill List (approval of bills owed by the Agency to various individuals, companies, and accounts).
Motion to approve by Commissioner Lachs, second by Commissioner Stanley
Mirah Adah Becker- ✓
Jason Friedman- ✓
Michael Lachs- ✓
Allison Nagelberg- Absent
Councilman Stanley- ✓
Debbie Wynter- ✓
Chairman Wendell- ✓
- D. 2019026- Resolution to go into Closed Executive Session.
Motion to approve by Commissioner Stanley, second by Commissioner Lachs
Mirah Adah Becker- ✓
Jason Friedman- ✓
Michael Lachs- ✓
Allison Nagelberg- Absent
Councilman Stanley- ✓
Debbie Wynter- ✓
Chairman Wendell- ✓
- E. 2019027- Resolution Authorizing the execution of a Redevelopment Agreement between the East Brunswick Redevelopment Agency and 39 Edgeboro Road Urban Renewal, LLC.
Motion to approve by Commissioner Lachs, second by Commissioner Stanley
Mirah Adah Becker- ✓
Jason Friedman- ✓
Michael Lachs- ✓
Allison Nagelberg- Absent
Councilman Stanley- ✓
Debbie Wynter- ✓
Chairman Wendell- ✓

6. For the Good of the Cause

Chairman Wendell thanked everyone for support.

Amy Denholtz Lewandowski mentioned the EB Arts Coalition's production of Footloose takes place July 25, 26, 27 & Aug 1, 2 & 3, and East Brunswick's first restaurant week, Feast Brunswick Week, takes place July 25 through August 4.

7. Adjournment

Motion to adjourn by Commissioner Stanley; second by Commissioner Wynter

Voice vote- all in favor, none opposed

Adjourned at 8:45PM