

**EAST BRUNSWICK TOWNSHIP
REDEVELOPMENT AGENCY
MEETING
APRIL 16, 2018**

Courtroom/Chamber Chambers
1 Civic Center Drive
East Brunswick, NJ 08816

8:07 PM

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call

Mirah Adah Becker- Excused
Jason Friedman- ✓
Michael Lachs- ✓
Allison Nagelberg- ✓
Councilman Stanley- ✓
Councilman Wendell- ✓
Debbie Wynter- ✓

2. Statement of Notice of Publication

3. REPORTS

a. Executive Director

i. Mr. Wendell presents the reports of Mr. Colon

1. Everyone has a copy of the Redevelopment Plan for area 2A and 3A in their packets. This is to take home and review prior to the public presentation at the May 7, 2018 meeting. This is the next major step in the process and why the Mayor and Council created this agency. Mr. Rainone explains the process of what will come next. The council will what the Agency approves to the Planning Board for review before the Council reviews and adopt it. Mr. Lachs asks about what the plan will mean as an end product. Mr. Rainone explains that the passed plan will essentially become the Zoning Ordinances for the area. It may be amended during or after the process.
2. Edgeboro Road map is in your packets. Landowners of one properties want to come in and be included in the redevelopment zone. As such, we are going to ask the council to approve a study, where we will examine the need of redevelopment in the whole industrial area.
 - a. Mayor Cohen explains that the person who came in to speak with the Township wants to take a piece of land with

basically no structure and put in a 500,000 square foot industrial use at 39 Edgeboro. Its about bringing in increased ratables to lessen the burden on homeowners, as its currently 80% of the base.

- b. Secretary
 - i. Commissioners are well on the way towards taking their required courses.
 - ii. The plan in your packets is an internal document for review. Asking that commissioners not distribute the material until the public hearing on May 7, 2018.
- c. Attorney
 - i. No report
- d. Planner
 - i. No report

4. PUBLIC COMMENTS

- a. Mayor Cohen
 - i. Updates commissioners on various town halls he has been doing since the public strategy session. There are further ones scheduled that can be found on the township website and if someone cannot make them, there are videos online.
 - ii. Miracle mall came in to ask about the plans for upgrading Route 18 and would like to upgrade their own appearance to ensure a connectivity between all of the projects.
 - iii. We asked the planners to look into potential uses for Area 1.
 - iv. Parking studies were done that found a need for additional parking regardless of what happens in redevelopment. However with redevelopment, additional parking becomes critical. Potential parking considerations are not capricious and arbitrary.

5. AGENDA

- A. Approve the minutes from the Redevelopment Agency Meeting on March 5, 2018
 - a. Motion: Mr. Lachs
 - b. Second: Mr. Stanley
 - i. Mirah Adah Becker- Absent
 - ii. Jason Friedman- Y
 - iii. Michael Lachs- Y
 - iv. Allison Nagelberg- Y
 - v. Councilman Stanley- Y
 - vi. Councilman Wendell- Y
 - vii. Debbie Wynter- Y

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

- a. Motion: Mr. Lachs
- b. Second: Mr. Stanley
 - i. Mirah Adah Becker- Excused
 - ii. Jason Friedman- Y
 - iii. Michael Lachs- Y
 - iv. Allison Nagelberg- Y
 - v. Councilman Stanley- Y
 - vi. Councilman Wendell- Y
 - vii. Debbie Wynter- Y

6. FOR THE GOOD OF THE CAUSE

- a. Ms. Wynter asks about Toys R Us
 - i. Mayor Cohen responds that the township has been speaking with the property owner and that the owner is interviewing potential tenants. Also that someone is looking to buy the corporation and upgrade 200 U.S. stores so it may be a moot point.

7. ADJOURNMENT

- a. Motion: Mr. Stanley
- b. Second: Ms. Nagelberg.
 - i. Voice vote: All in favor, none opposed
- c. Time: 8:39 PM