

**EAST BRUNSWICK TOWNSHIP
REDEVELOPMENT AGENCY MEETING
MAY 7, 2018**

Courtroom/Chamber Chambers
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- ✓
Councilman Wendell- ✓
Debbie Wynter- ✓

2. Statement of Notice of Publication

3. REPORTS

a. Executive Director

- i. Mr. Colon recommends passing the resolutions for adoptions today
- ii. Chairman Wendell explains what designating a developer for 110 Tices would mean.
- iii. Mr. Colon recommends bringing French & Parrello Associates on as a traffic consultant because one of their people is a former planner for Middlesex County and has worked on the redevelopment area prior.

b. Secretary

- i. No report

c. Attorney

- i. No report

d. Planner

i. Presentation of Redevelopment Plan for Areas 2A & 3A

1. From Ruth Street to Lake Ave, along Route 18. Explains what process is. See attachment for presentation.
 - a. Chairman Wendell asks to discuss boulevard concept
 - b. Mr. Reiner explains boulevard is to be 140 feet in width with large landscape barrier.
 - c. Ms. Wynter asks about bike paths.
 - d. Mr. Lachs asks about Mr. Reiner's experiences and past successes.

- e. Mr. Reiner explains prior success and that in his experience, the expected tenants would be a younger resident population.
- f. Ms. Becker asks about for sale vs for rent
- g. Mr. Reiner explains that is to be determined later in the process.
- h. Mr. Lachs asks about neighboring property values.
- i. Mr. Reiner explains that in past projects, it neighboring values rise and that due to its isolation from subdivision roads, traffic will likely not be running directly through them to get there.

4. PUBLIC COMMENTS

- a. Tom Szaro (Harrison Ave)
 - i. Asks about terminology on ‘multi-family’ housing despite Mr. Reiner’s statements to expect a younger crowd. Wants to know how those statements are compatible.
 - ii. Mr. Reiner explains that ‘multi-family’ actually means that there is more than 1 residential unit per building.
- b. Ori Benzvi (Francis Road)
 - i. Asks about Affordable Housing Requirements and what is expected to go in this development.
 - ii. Mr. Reiner and Chairman Wendell how the market rate trend on three-bed rentals in these developments are basically nil. If affordable is required on this property, it would be very limited.
 - iii. Mr. Lachs and Chairman Wendell explain how COAH works, how it is dictated to municipalities by the courts, and how the redevelopment zone has been zoned for a total of 115 units.
 - iv. Mr. Reiner explains the process.
 - v. Mr. Kennedy explains what the profile of potential resident is likely to be.
 - vi. Mr. Lachs asks Mr. Kennedy to explain his past experience and expertise to the residents in attendance and Mr. Kennedy complies.
- c. Dhar Kona (Robin Court)
 - i. Asks if this development can assist with alleviating traffic on Route 18.
 - ii. Mr. Reiner thinks that it will positively impact traffic and the road conditions but not necessarily alleviate it in the way Mr. Kona described.
 - iii. Mayor Cohen states there were three independent studies completed that demonstrate how it would positively impact flow of traffic.

5. AGENDA

- A. Approve the minutes from the Redevelopment Agency Meeting on April 16, 2018
 - a. Discussion: None
 - b. Motion: Mr. Lachs
 - c. Second: Mr. Stanley
 - i. Mirah Adah Becker- Abstain
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓
- B. Approval of Bill List (approval of bills owed by Agency to various individuals, companies and accounts).
 - a. Discussion: None
 - b. Motion: Mr. Lachs
 - c. Second: Ms. Becker
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓
- C. 2018014 – Resolution authorizing preliminary investigative study of Edgeboro Road by the Redevelopment Planner to the East Brunswick Redevelopment Agency
 - a. Discussion: Chairman Wendell explains that a developer approached the township about being designated and that the council authorized a study. This is that the Agency will pay. Mr. Sternesky notes that the Planning Board will conduct the public hearing once complete.
 - b. Motion: Mr. Stanley
 - c. Second: Mr. Lachs
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓

- D. 2018015 – Resolution authorizing amendment to the 2018 contract of the Redevelopment Attorney for the East Brunswick Redevelopment Agency
 - a. Discussion: None
 - b. Motion: Mr. Lachs
 - c. Second: Mr. Stanley
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓
- E. 2018016 – Resolution authorizing amendment to the 2018 contract of the Redevelopment Planner for the East Brunswick Redevelopment Agency
 - a. Discussion: None
 - b. Motion: Mr. Lachs
 - c. Second: Mr. Stanley
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓
- F. 2018017 – Resolution of the East Brunswick Redevelopment Agency designating a redeveloper for Area 6A (110 Tices Lane)
 - a. Discussion: None
 - b. Motion: Mr. Stanley
 - c. Second: Mr. Lachs
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓

G. 2018018 – Resolution of the East Brunswick Redevelopment Agency recommending the adoption of the Redevelopment Plan for Areas 2A & 3A to the East Brunswick Township Council

- a. Discussion: Mr. Lachs indicates reservations. Approves of the framework but not sold on all of the details. Mr. Reiner explains that this is a framework and that it will likely need to be reworked after the developers make their presentations. This becomes a promotional opportunity to the developer community, as the framework explains what the Agency is looking for in these spots. Commissioners would be voting on general framework and potential zoning. Mr. Lachs agrees and mentions details he'd like more thought on, such as no trucks on these roads. Chairman Wendell and Mr. Reiner agree but note that putting too many restrictions on that this point would be a negative in terms of finding developers. This document speaks to the Agency's goals. Mr. Lachs agrees. Mr. Reiner explains that that the ability to amend remains throughout the process. Ms. Becker states that many of the details, such as signage will need to be fleshed out down the line, but this is not the time to do so.
- b. Motion: Mr. Lachs
- c. Second: Mr. Stanley
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓

H. 2018019 – Resolution Awarding Contracts for Legal and Professional Services Pursuant To “Fair and Open Process,” N.J.S.A. 19:44A-20.1 (*Parking Consultant*)

- a. Discussion: None
- b. Motion: Mr. Lachs
- c. Second: Mr. Stanley
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓

- I. 2018020 – Resolution to go into Closed Executive Session
 - a. Discussion: None
 - b. Motion: Mr. Lachs
 - c. Second: Mr. Stanley
 - i. Mirah Adah Becker- ✓
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- ✓
 - v. Councilman Stanley- ✓
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓
 - d. Time: 9:15 pm- There is a 5 minute break and then closed session is to begin.
 - e. Closed session ends at 9:45 PM

6. FOR THE GOOD OF THE CAUSE

7. ADJOURNMENT

- a. Motion: Mr. Friedman
- b. Second: Ms. Wynter
 - i. Voice vote: all in favor, none opposed
- c. Time: 9:45 PM



CONTEXT:

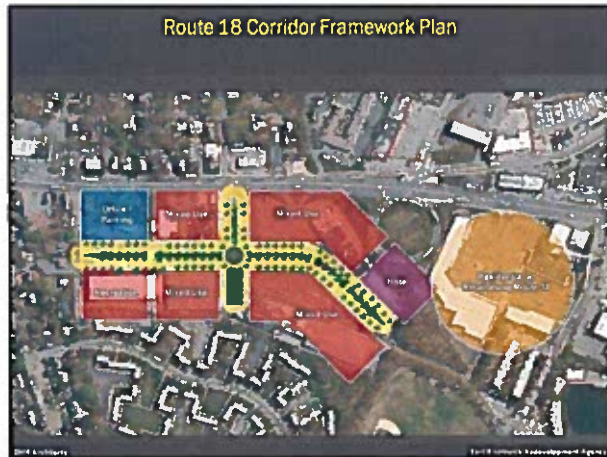
Redevelopment Plan is consistent with the

- State Plan
- 2005 Master Plan
- 2011 Reexamination Report
- 2015 Reexamination Report
- Neighboring Community Master Plans

Process:

- Properties Previously Designated
- Redevelopment Plan (Adoption)
- Township Designates Redeveloper
- Redeveloper Agreement
- Site Plan Application

East Brunswick Redevelopment Agency



PERMITTED USES:

Residential:
Multi-family apartments townhomes two over two residential over-
all floor commercial residential lining a parking structure and
residential uses over parking structures

Retail:
Restaurants, eating and drinking establishments, cafes, shops,
bakery, delicatessen, general stores, movie theater, grocery store,
supermarket, book and stationery, floral, as freestanding structures
or as a liner around parking structures

Commercial Office:
General and medical office, physical therapy, basic research,
outpatient care facilities, professional uses, banks, pharmacy, hotel,
day spa permitted as freestanding structures or as a liner around of
over a parking structure

Entertainment:
Athletic and sports facilities, YMCAs, health clubs (public or
private), rock climbing, fitness related uses and other social or
business related activities

Civic, Cultural, Institutional and Religious:
Libraries, museums, theaters, art galleries, police and fire sub-
stations, municipal and civic uses

East Brunswick Redevelopment Agency

PERMITTED USES:

Outdoor Open Markets:

Food trucks, ice skating, live performances, outdoor movies, outdoor markets and selling fresh food and plants based on state laws and regulations.

Structured Parking:

Free standing or as an accessory use to a permitted use.

Live Work / Studio:

For artists, designers, photographers, musicians, sculptors, gymnasts, potters, antique dealers and designers of ornamental and precious jewelry.

Bus / Train Stations:

Including parking facilities "Park and Ride" and "Kiss and Ride".

Public Plaza, Park or Open Space:

Multi-functional outdoor uses including but not limited to music, movies, performances, ice skating, water, festivals, food trucks for individual or public gatherings.



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BULK REQUIREMENTS:

Min. Lot Area: 1.5 acres (65,340 sq ft)

Town Center Zone:

Residential	Min. / Max. number of units	600 / 600 units
Retail	Min. / Max. square footage	80,000 / 120,000 sq ft
Hotel	Min. / Max. number of rooms	100 / 200 rooms
Office	Min. / Max. square footage	0 / 60,000 sq ft

Neighborhood / Highway Commercial Zone:

Residential	Min. / Max. number of units	140 / 300 units
Retail	Min. / Max. square footage	10,000 / 40,000 sq ft
Office	Min. / Max. square footage	0 / 40,000 sq ft

Min. Stories/Bldg. Height (Mixed-Use):

3 stories / 35'-0"

Max. Stories/Bldg. Height (Other Buildings):

Freestanding Commercial/ Retail	1 story / 15'-0"
Townhomes	2 stories / 24'-0"
Hotel / Office	2 stories / 24'-0"
Civic / Municipal	1 story / 15'-0"

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BULK REQUIREMENTS:

Min. Setback: 15'-0" along proposed boulevard;
50'-0" along Route 18;
12'-0" along all other roads.

Min. Side / Rear Yard: 25'-0" to all exterior property lines.

Public Plaza: Min. 10,000 sq ft multifunctional public plaza along main Boulevard.

Public Parking: Min. 300 space public parking structure shall be constructed at the corner of Rt. 18 and Ruth Street.



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PARKING REQUIREMENTS:

Uses	Parking Ratio
Multi-Family Studio	1.0 sp. per du
Multi-Family	1.5 sp. per du
Townhomes	2.0 sp. per du
Retail	4.0 sp. / 1,000 C.F.A.*
Restaurants	6.0 sp. / 1,000 C.F.A.*
Medical Office	4.0 sp. / 1,000 C.F.A.**
General Office	2.5 sp. / 1,000 C.F.A.
Civic, Cultural, Institutional	1.0 sp. / 4.0 seats
Assembly	2.5 sp. / 10 seats
Hotel	15 sp. / per room (+1 sp. / employee**)

Notes:

- * Up to 10% of required parking may be for compact cars.
- ** Outdoor seating does not count towards required parking ratio.
- ** Employee parking is based on the number of employees per shift.
- *** Projects where medical office use comprises over 25% of office space in the project the parking requirements shall be 6.0 spaces per 1,000 C.F.A.

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DEVELOPMENT STANDARDS:

Architectural Standards

- Materials & Character
- Orientation
- Entrances
- Corners & Frontage
- Structured Parking
- Signs & Visuals
- Screening & Service Locations



Streetscape Standards

- Street Trees
- Design & Materials
- Seating, Benches & Trash Receptacles
- Street Lighting
- Planting, Pots & Planters



DMR & Partners

East Bay Area Redevelopment Agency

Route 18 Corridor Framework Plan



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Route 18 Corridor Concept Plan



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Route 18 Corridor Framework Plan



Questions

