

**EAST BRUNSWICK TOWNSHIP
REDEVELOPMENT AGENCY MEETING
AUGUST 6, 2018**

Large Conference Room
1 Civic Center Drive
East Brunswick, NJ 08816

8:01 PM

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

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

2. Statement of Notice of Publication

3. REPORTS

- a. Executive Director
 - i. Explanation of the Bill List
- b. Secretary
 - i. No report
- c. Attorney
 - i. Moving forward on RFP preparation process. 2A & 3A will be issued as a separate documents to allow for more responses.
 - ii. Mr. Lachs asks about how time sensitive this process is.
 - iii. Mr. Rainone explains that it should be posted with responses times of at least sixty days due to the level of detail required.
 - iv. Mr. Wendell: It is likely to be an 8-9 week timeframe with information session sometime in early September.
 - v. Mr. Rainone: Decisions will be made based on quality, feasibility and expected timeline of proposals.
 - vi. Mr. Wendell: This is a major project. Must larger than the many 3 acre RFPs that go out. We are hoping to generate national interest from developers, as well as with the developers in this area.
 - vii. Mr. Lachs: With COAH settlement developments trying to come into town, can we consider moving some of the COAH requirement into the redevelopment zone to alleviate it elsewhere?
 - viii. Mr. Rainone: That is a question for the Township's attorney.

- ix. Mayor Cohen: There is a market for the COAH units, there is no market for more of the 80% than what we are planning for.
- d. Planner
 - i. N/A
- e. Chairman
 - i. We spoke on my items already.

4. PUBLIC COMMENTS

- a. Mayor Brad Cohen: Two articles came out recently. The first was an attempt to mix redevelopment and development. It is a political attempt to muddy the waters. They are different. The second article is on PILOTs taking money away from the schools. That is factually inaccurate, as the schools receive what they are entitled to receive. Conflating these issues either is a mistake of ignorance about how the process works or is an attempt to push a political climate onto township goals.
- b. Mr. Wendell: It is disingenous to say it takes from the school.
- c. Ms. Wynter: There is a lot of disinformation out there on these topics.
- d. Mayor Cohen: That is why I wanted to quickly bring these up to you.
- e. Mr. Lachs: Mayor, it may be time to do a podcast explaining these issues.

5. AGENDA

- A. Approve the minutes from the Redevelopment Agency Meeting on July 16, 2018
 - a. Motion: Mr. Lachs
 - b. Second: Mr. Friedman
 - i. Mirah Adah Becker- Absent
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- Absent
 - v. Councilman Stanley- Absent
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter-Abstain
- B. Approval of Bill List (approval of bills owed by Agency to various individuals, companies and accounts).
 - a. Motion: Mr. Lachs
 - b. Second: Mr. Friedman
 - i. Mirah Adah Becker- Absent
 - ii. Jason Friedman- ✓
 - iii. Michael Lachs- ✓
 - iv. Allison Nagelberg- Absent
 - v. Councilman Stanley- Absent
 - vi. Councilman Wendell- ✓
 - vii. Debbie Wynter- ✓

C. 2018024 – Resolution Authorizing Issuance of a Request for Proposals for the Designation of a Redeveloper for Redevelopment Areas 2A and 3A

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

6. FOR THE GOOD OF THE CAUSE

- a. Mr. Wendell: This is a big night. The RFP is a big step.
- b. Mr. Lachs: What happened to the 110 Tices comments?
- c. Mr. Wendell: They were incorporated into our suggestions and are being reviewed by our Planning and Engineering Department.
- d. Mr. Wendell: That said, the RFP is a big step forward.

7. ADJOURNMENT

- a. Motion: Mr. Lachs
- b. Second: Mr. Friedman
 - i. All in favor, none opposed.
- c. Time: 8:37 PM