

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
JANUARY 31, 2022 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 - v
Rachel Cohen - v
Cindy Furgang - v
Allison Nagelberg - v
Councilman Behal - v
Debbie Wynter - v
James Wendell -v

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk;
Ronald Gordon, Agency Counsel; Mayor Brad Cohen; Joseph Criscuolo, Business
Administrator

2. Statement of Notice of Publication

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.

Michael Hughes – Pledge of Allegiance by all

We are now on the resolution section of the agenda which is Resolution D

Motion to open nominations for Chairman, motioned by Commissioner Behal, second by Councilman Wendell

Does anyone have a nomination they would like to place forward?

Councilman Behal – I would like to nominate Council Jim Wendell for Chairman, he has taken the challenge of this Redevelopment Agency from the start. We have accomplished a lot under his leadership and would like to continue the progress. It is my honor and pleasure to once again nominate Councilman Wendell to be our Chairman.

Motion for nominate Jim Wendell for Chairman by Councilman Wendell, second by Commissioner Nagelberg. Are there any other nominations?

Motion to close nominations from Commissioner Becker, second by Councilman Wendell

Mirah Adah Becker - ✓

Rachel Cohen - ✓

Cindy Furgang - ✓

Allison Nagelberg - ✓

Councilman Behal - ✓

Debbie Wynter - ✓

James Wendell - ✓

Michael Hughes – My honor to turn the meeting over to the Chairman Jim Wendell

Jim Wendell – Thank you so much I appreciate your support all these years from everyone who has been sitting on this Agency and I am very happy to move forward with this meeting and the exciting times we have in East Brunswick here with Redevelopment. As such we are going to move back to our reports section.

3. Reports

- a. Executive Director – We have our standard agenda for a Reorganization meeting appointing Professionals, appointing Officers of the Agency, you just appointed your Chairman, you will be appointing a Vice Chair, Secretary, Executive Director among other things as well as Approving a Pool of Professionals as well as Salary and Wages but also you have on your agenda this evening lots and blocks which are all on Edgeboro Road. I will have an update on 39 Edgeboro Road. We want to take a look at the entire corridor as we see industrial construction happening up and down the Turnpike at different exits. We have an industrial facility area on the Edgeboro Road corridor that by any objective standard is under utilized and in poor shape especially the area that borders Route 18. The first step of that process is the Council to undertake an actual study of the properties and see what meets the definition of an area in need of Redevelopment and what does not, what could possibly go there. The first step is for us to ask the Council to take a look at it and that is what we will be voting on this evening. It's non binding but it gives the Council a direction that the Redevelopment Agency thinks that this is a good time to look at Edgeboro Road. We think this is a good time to undertake that project. In terms of an update I can tell you that on Areas 2A and 3A on Route 18 we are still eagerly awaiting a Court case. We do have a meeting with the Redevelopers coming up very soon. We are all seeing the work that is going on at 110 Tices, you are going to see much more progress moving into the Spring and you're really going to see what those structures are going to look like. 39 Edgeboro I am happy to report that its in operation right now.
- b. Clerk
- c. Attorney – We are anxiously awaiting a decision from the Judge on the pending litigation.
- d. Planner

- e. Chairman – Its going to be a much a much more aggressive year for us, we need to be aggressive with our Developers and have them invest in our community.

4. Public Comments

Mayor Brad Cohen – There are some very important things we want to do this year especially since we are looking to be more aggressive in getting work done that was promised to us. If all the monies come in as promised you should be debt free to the township by the end of this year which means you are a fully independent agency and other than doing a required financial agreement through the township council much like our Housing Agency which is independent. I think it's a great think to have achieved other agencies which I'm told take many years to get to that point. We are looking into options on what to do with our parking decks. This is the time to get serious with properties that are sitting vacant.

5. Agenda

- A. Approve the December 6, 2021 Redevelopment Agency Meeting minutes.
Motion to approve by Commissioner Becker, second by Commissioner Furgang
Mirah Adah Becker - ✓
Rachel Cohen -
Cindy Furgang -✓
Allison Nagelberg -
Councilman Behal -
Debbie Wynter - ✓
James Wendell - ✓

- B. Resolution 2021024 – Resolution Establishing Salary and Wage Rates for 2022
Motion to approve by Commissioner Wynter Commissioner Becker
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg -✓
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

- C. Resolution 2021025 – Pool of Professionals
Motion to approve by Commissioner Becker, second by Commissioner Behal
Mirah Adah Becker -
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Behal - ✓
Debbie Wynter -✓
James Wendell - ✓

- D. Resolution 2022001 appointing the Agency Chairman.
Motion to approve by Commissioner Becker, second by Commissioner Wendell
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - ✓
Councilman Spadafino -
Debbie Wynter - ✓
James Wendell - ✓
- E. Resolution 2022002 appointing the Agency Vice Chair.
Motion to nominate Allison Nagelberg by Commissioner Wendell, second by Commissioner Becker
Motion to close nominations for Vice Chair by Councilman Behal, second by Commissioner Cohen
Hand vote to close nominations by all
Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Behal - ✓
Debbie Wynter – ✓
James Wendell - ✓
- F. Resolution 2022003 appointing the Agency Executive Director.
Motion to approve by Commissioner Furgang second by Commissioner Becker
Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Behal - ✓
Debbie Wynter – ✓
James Wendell - ✓
- G. Resolution 2022004 appointing the Agency Clerk.
Motion to approve by Commissioner Cohen second by Commissioner Wynter
Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Behal - ✓
Debbie Wynter – ✓
James Wendell - ✓

- H. Resolution 2022005 appointing the Agency Chief Financial Officer/Treasurer.
Motion to approve by Commissioner Behal, second by Commissioner Becker
Mirah Adah Becker – √
Rachel Cohen – √
Cindy Furgang – √
Allison Nagelberg – √
Councilman Behal - √
Debbie Wynter – √
James Wendell -√

- I. Resolution 2022006 appointing the Accountant
Motion to approve by Commissioner Nagelberg, second by Commissioner Cohen
Mirah Adah Becker – √
Rachel Cohen –√
Cindy Furgang – √
Allison Nagelberg – √
Councilman Behal - √
Debbie Wynter – √
James Wendell -√

- J. Resolution 2220007 appointing Bank Depository
Motion to approve by Commissioner Wynter, second by Commissioner Cohen
Mirah Adah Becker – √
Rachel Cohen – √
Cindy Furgang – √
Allison Nagelberg – √
Councilman Behal - √
Debbie Wynter – √
James Wendell - √

- K. Resolution 2022008 appointing Attorney
Motion to approve by Commissioner Cohen, second by Commissioner Behal
Mirah Adah Becker – √
Rachel Cohen –√
Cindy Furgang –√
Allison Nagelberg – √
Councilman Spadafino - √
Debbie Wynter – √
James Wendell - √

- L. Resolution 2022009 appointing Auditor
Motion to approve by Commissioner Nagelberg second by Commissioner Becker
Mirah Adah Becker – √

Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Behal - ✓
Debbie Wynter – ✓
James Wendell - ✓

M. Resolution 2022010 Resolution requesting the Mayor and Council authorize the Planning Board to conduct an investigation as to whether the properties identified as Block 833, Lots 3, 5, 6, 7.01, 8.01, 9, 10.02, 17, 18.01, 19, 21.02, 21.03, 24.01, 26, 27, AND 28, BLOCK 834, LOTS 2.01, 3.06, 3.07, 4.25, 7.02, 8.02, 9, 11, 12, 23.01, 33, 34.03, 34.1, 34.11, 34.12 35.01, 35.02, 36.02, AND 36.03, AND BLOCK 834.01, LOTS 37, 38, AND 39.01 Qualify as an area in need of Redevelopment in accordance with the local Redevelopment and Housing Law,, N.J.S.A. 40A:12A ET SEQ.

Motion to amend the resolution that the Agency recommends that the Governing Body authorize it as a Condemnation Area in Need of Redevelopment by Commissioner Becker, second by Commissioner Wynter

All in favor of amending this motion to include Condemnation Ms. Morace
please call the roll

Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Spadafino - ✓
Debbie Wynter – ✓
James Wendell - ✓

Motion to approve the amended resolution by Commissioner Nagelberg, second by Commissioner Cohen

Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓
Allison Nagelberg – ✓
Councilman Behal - ✓
Debbie Wynter – ✓
James Wendell – ✓

N. Approve the Bill List

Motion to approve by Commissioner Becker, second by Commissioner Furgang

Mirah Adah Becker – ✓
Rachel Cohen – ✓
Cindy Furgang – ✓

Allison Nagelberg – v
Councilman Behal - v
Debbie Wynter – v
James Wendell - v

6. For the Good of the Cause

James Wendell – I would like to thank everyone for their time tonight as Reorganization meetings take a little time. We are embarking on some new properties this year and I'm excited about it. Does anyone else have anything to add to the Good of the Cause?

Mayor Brad Cohen – I just wanted to thank your two new members tonight and I didn't know if you wanted to give them an opportunity to introduce themselves.

Commissioner Rachel Cohen – Thank you and thank you Mayor Cohen for appointing me. I want to thank everyone for welcoming along to this Board and Agency. I'm very happy to serve my hometown. As many of us on this Board I am also an East Brunswick grad. I've spent my time in different parts of the country but made my way back to East Brunswick and a great place to call home. I'm ecstatic to see movement in areas that area in need of Redevelopment. I'm excited to be a part of that.

Councilman Dinesh Behal – I'm very happy to be able to serve my town in different roles and represent the Council. I'm looking forward to working with you all, thank you.

Michael Hughes – Chairman if we could just go back, there's another Block and Lot for Motel 6 that didn't make it in there. We can either go back and amend that resolution to include that Block and Lot. I need it amended so it also includes Block 833, Lot 23.01 as we were all checking these against one another in the maps

Jim Wendell – This tends to happen all the time. That being the case can I get a motion to amend the resolution to include Block 833, Lot 23.01 to include condemnation and add it to this resolution on Item N of our agenda. Is that ok Ron?

Ron Gordon - What we would need is the same process we went through earlier another motion to amend the resolution as previously approved and then a vote on the motion amended again.

James Wendell – We need to vote on the amendment and the resolution again.

Ron Gordon – correct

James Wendell - Can I get a motion to amend the resolution, motioned by Commissioner Becker, second Councilman Behal. All in favor

Mirah Adah Becker – v

Rachel Cohen – v

Cindy Furgang – v

Allison Nagelberg – v

Councilman Behal - v

Debbie Wynter – v
James Wendell – v

Motion to approve Amended Resolution Commissioner Resolution, second by
Commissioner Wynter
Mirah Adah Becker – v
Rachel Cohen – v
Cindy Furgang – v
Allison Nagelberg – v
Councilman Behal - v
Debbie Wynter – v
James Wendell – v

Adjournment

Motioned to adjourn by Commissioner Becker, second by Commissioner Cohen
Voice Vote – all in favor, none opposed
Adjourned: 8:54pm