

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
MARCH 1, 2021 MINUTES**

Virtual Meeting  
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 - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
James Wendell - ✓

Also present: Loren Morace, Agency Clerk; Ron Gordon; Agency Counsel; Frank Guagliardi, Agency Counsel; Joseph Criscuolo, Business Administrator; Kenneth Armwood, Economic Development Officer

2. Statement of Notice of Publication

The Township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. The Dial in Information and Agenda have been posted on the Township website and are posted on EBTV for members of the public.

Members of the public can call in with the number provided if they have any questions for the Redevelopment Agency Commissioners. You will have five minutes to speak, should you have any further comments or questions, the Planning and Engineering Office is always available by email and phone. Each member of the public shall only have one opportunity to speak during the public portion.

Thank you in advance for your patience as we implement this new technology to continue to move the Township forward during this Health Emergency.

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 – Progress has been made in negotiations with respect to the Financial Agreement for the Route 18 Redevelopment Areas with River Development Equities and Russo Development and property acquisition continues. The rest in a more detailed report will be given in Closed Session this evening because its confidential in nature.
- b. Clerk – No report this evening but wanted to mention that there is not a Bill list for tonight’s meeting.
- c. Attorney – We don’t have a report this evening Mr. Chairman
- d. Planner
- e. Chairman – I do not have a report this evening.

### 4. Public Comments

### 5. Agenda

- A. Approve the February 16, 2021 Redevelopment Agency meeting minutes.

Motion to approve Minutes by Commissioner Katsnelson, second by

Commissioner Spadafino

Mirah Adah Becker - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

Irina Katsnelson - ✓

Cindy Furgang - ✓

James Wendell - ✓

- B. Approve the Bill List – No Bill List

- C. Discussion on subcommittees

Jim Wendell: We talked about subcommittees in the past and wanted to let everybody know as we start coming up with some new properties we would like to look at and would like to put together some subcommittees for us all to review and get a feeling as to whether these properties are all something we would like to see redeveloped and we could make those suggestions then to the Township Council and the Planning Board. That is something that will come down the road and will be discussed at a next meeting. There will be some subcommittees coming up.

Michael Spadafino: Jim, when we are formulating this are you going to help us out by giving us some criteria to base which properties might be eligible.

Jim Wendell: That will come from our Planner he will review and give us the assessment of the properties and see if they meet the criteria. I think we as a

group need to review separately and maybe have smaller groups to see some of the properties and have some open discussions, but I would like to set up a subcommittee on this and another one that works closely with the River Development/Russo Group to make sure that we are following through on our plan. More to come on that as we go forward.

Michael Hughes: Another one we spoke about is a branding/marketing exercise.

Jim Wendell: I would like to see us put out a newsletter almost quarterly to the residents of the town so they know what's going on or a press release on a regular basis. This way we can get feedback from the residents.

D. Resolution No. 2021012 - Resolution to go into Closed Executive Session.

Motion to approve Resolution by Commissioner Becker, second by

Commissioner Furgang

Mirah Adah Becker - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

Irina Katsnelson - ✓

Cindy Furgang - ✓

James Wendell - ✓

Motion to go into Closed Executive Session by Commissioner Spadafino, second by Commissioner Katsnelson

Voice vote – all in favor, none opposed

Ron Gordon: For the record we will not be taking any formal action once we come out of Executive Session.

6. For the Good of the Cause

7. Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Wynter

Voice vote – all in favor, none opposed

Adjourned: 8:47pm