

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
MARCH 7, 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

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

Also present: Michael Hughes, Executive Director; Loren Morace, Agency Clerk;
Anne Rowan, Agency Counsel; Mayor Brad Cohen;

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.

Jim Wendell – I would like to welcome everyone back.

3. Reports

- a. Executive Director – Michael Hughes – The most important update I would like to give is we have the ruling on our court case. It was decided not only in the townships favor but really strongly worded in the townships. It's a really big win for the township as well as the Redeveloper. We met with the Redeveloper to talk about getting the ball rolling and acquisitions. I can say that there is an agreement on price and on a contract for the Office Depot property. There is an agreement in principal for the Gap building. We expect those two properties to be in the Redevelopers hands really soon which means demolition will begin really soon and once you have site control that application which you have seen will go the Planning and Land Use Boards.
- b. Clerk

- c. Attorney – There is a huge emphasis on the River Route 18 project right now, there was a meeting which was held and the negotiations are still ongoing regarding the Zakon Route 18 part of the project.
- d. Planner
- e. Chairman

4. Public Comments

Mayor Brad Cohen

Alex Spielman – 6 Douglas Road – When it came to deeming something for Redevelopment are we looking at things that are just sitting around for a while or looking at things that have fallen apart because of the pandemic due to financial reason or not being occupied anymore?

James Wendell – Everything is on the table if there is a property that is underutilized and not taken advantage by a full tax share it needs to be looked at.

Michael Hughes – The criteria for what we look at potentially for Redevelopment is very broad. It has to go to a Planner that is certified in the State of New Jersey and there is a very specific criteria for a property that meets the definition of an area in need of Redevelopment. While we start with a wide lense once the study is conducted it narrows it out and if it fits the criteria it advances and if it doesn't fit the criteria it falls out.

5. Agenda

- A. Approve the January 31, 2022 Redevelopment Agency Meeting minutes.
Motion to approve by Commissioner Becker, second by Commissioner Cohen
Mirah Adah Becker - ✓
Rachel Cohen – ✓
Cindy Furgang -✓
Allison Nagelberg - Absent
Councilman Behal - ✓
Debbie Wynter - ✓
James Wendell - ✓

- B. Resolution 2022011 – Resolution requesting the Mayor and Council authorize the Planning Board to conduct an investigation as to whether the properties identified as Block 31, Lots 2.07, 2.08 and 3.02 qualify as a condemnation area in need of Redevelopment in accordance with the Local Redevelopment and Housing Law N.J.S.A 40A:12A ET SEQ.
Motion to approve by Commissioner Wynter second by Commissioner Cohen
Mirah Adah Becker - ✓
Rachel Cohen - ✓
Cindy Furgang - ✓
Allison Nagelberg - Absent
Councilman Behal - ✓
Debbie Wynter - ✓

C. James Wendell - v

D. Resolution 2022012 – Resolution requesting the Mayor and Council authorize the Planning Board to conduct an investigation as to whether the properties identified as Block 32, Lots 7.01, Block 66, Lots 5, 6, 7, 8, 9, 10.01, 11.01, 12.01 and 13.01, and Block 73, Lot 1.01 qualify as a condemnation area in need of Redevelopment in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A ET SEQ.

Motion to approve by Commissioner Furgang, second by Commissioner Cohen

Mirah Adah Becker - v

Rachel Cohen – v

Cindy Furgang - v

Allison Nagelberg - Absent

Councilman Behal - v

Debbie Wynter - v

James Wendell - v

E. Approve the Bill List

Motion to approve by Commissioner Cohen, second by Councilman Behal

Mirah Adah Becker - v

Rachel Cohen - v

Cindy Furgang - v

Allison Nagelberg - Absent

Councilman Behal - v

Debbie Wynter - v

James Wendell - v

6. For the Good of the Cause

7. Adjournment

Motion: Councilman Behal

Second: Commissioner Furgang