

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
MAY 3, 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: Michael Hughes, Executive Director; Mayor Brad Cohen; Loren Morace, Agency Clerk; Ron Gordon; Agency Counsel; Frank Guagliardi, Agency Counsel; Joseph Criscuolo, Business Administrator

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. Presentation

- a. Proposal for Redevelopment - Sunscape Enterprises, Inc. – 12 Harts Lane  
Jim Wendell – Our presentation tonight is from Sunscape Enterprises for 12 Harts Lane. Who will be speaking on behalf of this application?

Margaret Carmelli – I am an attorney with Offit Kurman and will be speaking with George Tyler from the Law Office of George J. Tyler we represent Sunscape Enterprises. We have here this evening Rodney Krawczyk who will be speaking as a representative from Sunscape Enterprises. We have Kelley O'Such he is a Professional Engineer here with us this evening and we have Justin Auciello and Christine Cofone from Cofone Consulting as Planners. Kelley is an Engineer with Land Planning and Associates.

Margaret Carmelli – The property we are here for has been declared a property in need of Redevelopment back in January of 2020. We are here to discuss Block 31, Lots 2.03 and 2.05.

Jim Wendell – Commonly known as Ace Auto Wreckers.

Margaret Carmelli – Yes

Rodney Krawczyk – I run the day to day operations of the facility. We have been working on this project for 5 – 6 years and are happy to bring it to the Agency.

Margaret Carmelli – The project you are working will help modernize the operations at the site.

Rodney Krawczyk – We are looking to streamline the distribution of auto parts and become more functional. With the new building we will be able to do that. We are going to be reducing the outside vehicle storage area significantly so that's a key point and a huge environmental impact in a positive way. The physical facility layout will also improve in the new buildings. The junk yard look will be transformed into a modern demanufacturing facility. These are the key point we are looking to accomplish to have a mutual benefit for us and the township.

We are going to split the property in 2. Front half is the Harts Lane portion the rear is the warehouse. 1<sup>st</sup> Phase is the access road. We would construct a service road. In Phase 2 we would eliminate the vehicle storage and reducing it in the rear part of the property. Once those vehicles are removed we can construct the warehouse. Once built we will demo the front half of the buildings. Once demoed we will work on the 40,000 square foot warehouse.

Mirah Becker – Will any of the warehouse be rented out?

Rodney Krawczyk – The space will be rented out to a third party. We have not any tenants currently.

Mayor Brad Cohen – Do you have any thought to what type of Industrial purpose you want to meet?

Rodney Krawczyk – We are not at that point yet, we are at the conceptual phase.

Kelley O'Such – The idea would be is right now Ace Auto has 2 driveway openings and moving forward there would only be 1 driveway opening along the southern portion of the property along Harts Lane. There would be only 1 section in and out of the property. The warehouse in the rear would have 11 loading docks and 6 drive in doors. The front building would have 7 loading docks and 3 drive in doors proposed. Based on the towns ordinances we have adequate parking. We are proposing sidewalks and access walks for pedestrians. There are proposed ADA ramps to get into the warehouses. There will also be trash enclosure areas. The storage outside not will be greatly reduced, we will be reducing the impervious that is currently on the site now.

Mirah Becker – How may parking spaces will be provided on the site?

Kelley O'Such – There are 47 parking spaces required and 47 that we are currently proposing that does not include loading spaces.

#### 4. Reports

- a. Executive Director – The Township Council passed the 1<sup>st</sup> Reading of the Financial Agreement with EB Urban Renewal. The 2<sup>nd</sup> Reading will be this upcoming meeting.

Jim Wendell – Once this gets executed the Agency get a check from the Developer as their 1st initial payment?

Michael Hughes – Yes, the Agency will get a check for over \$200,000 in Redevelopment fees within 60 days of signature on the Financial Agreement.

Jim Wendell – This will allow us to pay back the town as well as continue our operations.

Michael Hughes – Our Redevelopment Planner will be here at our next meeting.

- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman

#### 5. Public Comments

#### 6. Agenda

- A. Approve the April 5, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Amended Minutes by Commissioner Spadafino, second by  
Commissioner Becker  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - Abstain

- B. Approve the Bill List  
Motion to approve Amended Minutes by Commissioner Nagelberg, second by  
Commissioner Spadafino  
Mirah Adah Becker - ✓  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

7. For the Good of the Cause

Mayor Brad Cohen – The vote for the Financial Agreement was a unanimous vote from the Council. We are all very happy about that and the Council is very happy with all the work we have been doing for the last couple of years.

8. Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Nagelberg  
Voice vote – all in favor, none opposed  
Adjourned: 7:43pm