

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
MAY 17, 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 - Absent

Cindy Furgang - ✓

Irina Katsnelson - ✓

Allison Nagelberg - ✓

Councilman Spadafino - ✓

Debbie Wynter - ✓

James Wendell - ✓

Also present: Michael Hughes, Executive Director; 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. Reports

- a. Executive Director – A quick update on our agenda this evening. This evening we are taking action to initiate the official Redevelopment Plan for 12 Harts Lane. The members of the Agency should be aware that on Monday evening of May 10<sup>th</sup> the Township Council has approved the Financial Agreement between River Development and Russo Development and East Brunswick Township so that has now been cemented and both sides have executed that agreement.
- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman – One thing I want to add to that in regard to the Route 18 River Russo Financial Agreement is that the execution of that Agreement triggers a time line for payments to the Agency and our 1<sup>st</sup> payment will be received at the end of July.

### 4. Public Comments

### 5. Agenda

- A. Approve the May 3, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Amended Minutes by Commissioner Katsnelson, second by Commissioner Spadafino  
Mirah Adah Becker - Absent  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓
- B. Resolution No. 2021015 – Authorizing and Directing DMR Architects to prepare a Redevelopment Plan for 12 Harts Lane  
Motion to approve Amended Minutes by Commissioner Spadafino, second by Commissioner Nagelberg  
Mirah Adah Becker - Absent  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓
- C. Approve the Bill List  
Motion to approve Amended Minutes by Commissioner Nagelberg, second by Commissioner Spadafino

Mirah Adah Becker - Absent  
Allison Nagelberg - ✓  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
Irina Katsnelson - ✓  
Cindy Furgang - ✓  
James Wendell - ✓

6. For the Good of the Cause

Irina Katsnelson – I think it would be a good idea to market the Redevelopment Agency.

Jim Wendell – I think we should put that on the Agenda at the next meeting.

Mike Hughes – We should have a smaller committee with ideas to you, myself and the Mayor.

Jim Wendell – Lets put it on the agenda for the next meeting.

Irina Katsnelson – I think we should update the public.

Jim Wendell – We need to brand this Agency. We can talk about it at the next meeting and set up a sub committee.

Debbie Wynter – Has a name been suggested for 110 Tices.

Mike Hughes – If you have any ideas please send them to me within in the next 7 – 14 days.

Debbie Wynter – Can we talk about 1A at the next meeting?

Jim Wendell – I agree it's a good time to start talking about that.

Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Nagelberg

Voice vote – all in favor, none opposed

Adjourned: 8:32pm