

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING  
JUNE 21, 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 - v  
Cindy Furgang - v  
Irina Katsnelson - Absent  
Allison Nagelberg - v  
Councilman Spadafino - v  
Debbie Wynter - v  
James Wendell - v

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 – There is a resolution on your agenda tonight encouraging the Township Council take a look at the PNC Bank property on Edgeboro Road to hopefully refer to the Planning Board to study if that is a property that can be designated an area in need of redevelopment for non-condemnation. That is a site that has sat vacant for some time. There are many in town, myself included who think that that site can be repurposed and brought into today's modern age. It sits at a relatively unique advantage point in East Brunswick. I would encourage all of us to at least pass the resolution this evening and then have the Township Council and the Planning Board weigh in on what they would like to see there on the site before it comes back to the Agency to make our final determination.

Jim Wendell – We are putting it down as non-condemnation. Why are we doing that? Shouldn't we leave that up to the Planning Board.

Michael Hughes – In conversations with the Township Attorney he had asked that we make it non-condemnation so I was just following what Mr. Baker had asked for.

Jim Wendell – Ron do you have anything to add to that?

Ron Gordon – The differences are obvious whether or not the municipality or the Agency has the authority to acquire the property through use of the power of eminent domain or not. Policy decision we can draft it we can amend it, whichever way you want to do it. But that's the way we were instructed to draft the resolution partly with the input of the Township attorney

Jim Wendell – From my perspective it's not even about whether its condemnation or non-condemnation I just don't know if we want to be making that suggestion from this seat rather than letting the Town Council or the Planning Board weigh in on that before going down that whole path. I look to get some opinion from others here.

Michael Spadafino – Did you get any rationale as to the reason why the non-condemnation route was taken instead of leaving the option open?

Michael Hughes – It was just asked for me to, I have been wanting to take a look at that property for a while and just didn't want to act on our own from the Agency perspective. I had a talk with the Township Attorney who thought it was a great idea and said there was some interest in that particular property but not necessarily related to redevelopment or anything to do with condemnation. I don't think there is anything that ties our hands that we couldn't make it a condemnation redevelopment area later on. He asked me to put it on as a non-condemnation when I brought it up and said it was fine with me.

Debbie Wynter – I like what Mike said to leave the option open.

Jim Wendell – What was that Debbie?

Debbie Wynter – To leave it open because we don't know what is going to happen down the road.

Jim Wendell – That is kinda my opinion too, why pigeon hole us lets find out more about the property first. Let's see what the study comes back and says and

let's see what the Planning Board and the Council weigh in on because they are actually the ones that go down that path. It can easily be one or the other.  
Michael Hughes – So procedurally Ron if Chairman Wendell was to make a motion to amend the resolution to take out the words non-condemnation and out in as an area in need of redevelopment can he amend it from the floor with a second.

Ron Gordon – Absolutely

Jim Wendell – Listen my whole rationale is just that I don't even know that our position to be making that determination from this body. I think that there are so many other people throughout the governing bodies that are going to be looking at this that would have an opinion on it and maybe know more about the property and things of that nature than we do.

Ron Gordon – So to answer the Executive Directors question it wouldn't even be a motion to amend the resolution right now the resolution hasn't been introduced so you can do that before we even start. Just to delete the language that would request that it be determined to be a non-condemnation area in need of redevelopment, just delete the words non-condemnation and everywhere it appears and we'll get you a conforming resolution tomorrow if that's what you want to do.

Michael Spadafino – I like it.

Mirah Becker – I think we should do it just to give us the flexibility because you never know what the future holds.

Jim Wendell – Do we need a motion on that?

Ron Gordon – It wouldn't hurt. Are we discussing the resolution, is that where we are?

Michael Hughes – No we are just in the reports section of the agenda.

Ron Gordon – Lets wait until we get there.

Michael Hughes – In the next couple of meetings we will have Fran here going over Ace Auto Wreckers and that will be completed and we will be moving that forward. Be on the lookout for that.

- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman – I have a question in regard to the hearing coming up in August regarding the properties in the Route 18 Redevelopment area and until then we probably won't see any action going on there. Possibly after that hearing is when we will see some action.

Ron Gordon – That is mostly accurate. I have received a telephone call late this afternoon from the attorney for the litigant. I don't know what the phone call will generate but if it generates movement I will advise the Agency and we will figure out where it goes but for right now all there is is a trial date.

Jim Wendell – I just wanted to update everyone as to why there is so little action on that property as of yet. We should be seeing something from the Developer sometime in August after this Court Date.

Michael Hughes – After the court date we should be in a position to be public and make a presentation to the Agency.

4. Public Comments

5. Agenda

- A. Approve the June 7, 2021 Redevelopment Agency Meeting minutes.  
Motion to approve Minutes by Commissioner Becker, second by Commissioner Spadafino  
James Wendell - ✓  
Allison Nagelberg - ✓  
Mirah Adah Becker - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - Absent  
Councilman Spadafino - ✓  
Debbie Wynter - ✓
  
- B. Resolution No. 2021017 – Requesting the Mayor and Township Council to Authorize the Planning Board to conduct an investigation as to whether the PNC Bank on Old Bridge Turnpike and Edgeboro Road qualifies as a Non- Condemnation area in need of Redevelopment.  
Amend Resolution to remove all words containing Non-Condemnation  
Motion to Amend by Commissioner Becker, second by Councilman Spadafino  
James Wendell - ✓  
Allison Nagelberg - ✓  
Mirah Adah Becker - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - Absent  
Councilman Spadafino - ✓  
Debbie Wynter - ✓  
  
Motion to approve Amended Resolution by Commissioner Wynter, second by Commissioner Furgang  
James Wendell - ✓  
Allison Nagelberg - ✓  
Mirah Adah Becker - ✓  
Cindy Furgang - ✓  
Irina Katsnelson - Absent  
Councilman Spadafino - ✓  
Debbie Wynter - ✓
  
- C. Approve the Bill List  
Motion to approve the Bill List by Commissioner Spadafino, second by Commissioner Becker

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

6. For the Good of the Cause

Jim Wendell – I wanted to get everyone’s option about meeting in person. Loren once you received the guidelines please let us know. Ron, are there any guidelines as to when we have to meet in person.

Ron Gordon – October

7. Adjournment

Motion to adjourn by Commissioner Nagelberg, second by Commissioner Furgang

Voice vote – all in favor, none opposed

Adjourned: 8:22pm