

**EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING
AUGUST 16, 2021 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

Mirah Adah Becker -V
Cindy Furgang - V
Allison Nagelberg - V
Councilman Spadafino - v
Debbie Wynter - V
James Wendell - v

Also present: Michael Hughes, Executive Director; Mayor Brad Cohen; Loren Morace, Agency Clerk; Ron Gordon; Agency Counsel; Joseph Criscuolo, Business Administrator

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.

3. Reports

- a. Executive Director – I want to welcome everyone back to the Courtroom for in person meetings in 19 months. We have a budget adoption on the agenda for this evening. Our revenue side is much higher than our expenditure side. The last adopted budget we had about \$150,000 this year we have about \$302,000 in expected anticipated revenue. We can anticipate next years revenue to increase as well. We are carrying over a surplus that we hope to pay back the Township. We didn't think we would be self-sufficient for 5 – 6 years when I came on in 2019 but I am happy to say that within 2 we are in a position to be repaying the Governing Body and thank them for their trust in the Agency.
Jim Wendell – I would like to thank Angel for her financial prowess and the Mayor. I would also like to thank everyone who has given us support from the Municipal side.
- b. Clerk

- c. Attorney – There have been ongoing negotiations both with your Redevelopers and with their attorney’s. Many of you asked what the status of our litigations is, we have an August 2nd trial date that the property owner’s attorney requested be adjourned. I objected and the Judge has taken into account they are slowing us down. He has set October 29th as a peremptory trial date. The Redevelopers have been unsuccessful in negotiating a voluntary acquisition.
Jim Wendell – To clarify and give a little more information this is the suit brought by Sweeney’s Gas Station, Tongbu, Office Depot and the carpet store. They are challenging the designation of their properties as an area in need of Redevelopment. They are primarily challenging the report by DMR Architects.
Ronald Gordon – They are challenging everything and whether or not we did the proper procedure as an area in need of Redevelopment and the report that was issued to support that designation.
- d. Planner
- e. Chairman – The only thing I have this week is member Irina Katsnelson stepped down and the Mayor will be recommending a new member to the Agency. If anyone has any recommendations bring them to my attention. As far as business goes there have been many negotiations and discussions with our Route 18 Developer which will come forward hopefully in the next couple of weeks. River and Russo Development are eager to move on these properties and move forward.

4. Public Comments

5. Agenda

- A. Approve the July 6, 2021 Redevelopment Agency Meeting minutes.
Motion to approve by Commissioner Spadafino, second by Commissioner Becker
Mirah Adah Becker -V
Cindy Furgang - V
Allison Nagelberg - V
Councilman Spadafino - V
Debbie Wynter - V
James Wendell - V
- B. Resolution #2021019 – 2021 Adopted Budget Resolution
Motion to approve by Commissioner Nagelberg, second by Commissioner Spadafino
Mirah Adah Becker -V
Cindy Furgang - V
Allison Nagelberg - V
Councilman Spadafino - V
Debbie Wynter - V
James Wendell - V

C. Approve the Bill List

Motion to approve by Commissioner Becker, second by Commissioner Nagelberg

Mirah Adah Becker -V

Cindy Furgang - V

Allison Nagelberg - V

Councilman Spadafino - V

Debbie Wynter - V

James Wendell - V

6. For the Good of the Cause

7. Adjournment

Motioned: Spadafino

Second: Wynter

Meeting adjourned: 8:57pm