

Rahway Redevelopment Agency  
MINUTES

September 3, 2014  
6:30 P.M.

CALL TO ORDER

*The meeting was called to order at 6:30 P.M. at the Hamilton Stage*

OPEN PUBLIC MEETINGS ACT

*This meeting had been advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey*

PLEDGE OF ALLEGIANCE

*Commissioners, officials, and public attendees then saluted to the flag*

ROLL CALL

*On a call of the roll the following officials were present:*

*Egon Bermann, Commissioner  
Sondra Fishing, Commissioner  
Rodney Farrar, Commissioner  
Timothy Nash, Commissioner  
Armando Sanchez, Commissioner  
Paul Sefranka, Vice-Chair  
Michael Staryak, Commissioner*

*Election of Chairman for the Rahway Redevelopment Agency:*

*A motion was made by Commissioner Sefranka and Seconded by Commissioner Sanchez to nominate Egon Behrmann as Chairman of the Rahway Redevelopment Agency.*

*Yes: Commissioners Behrmann, Fishing, Farrar, Nash, Sanchez, Sefranka, Staryak*

APPROVAL OF MINUTES

*A motion was made by Commissioner Sefranka and Seconded by Commissioner Nash to approve the Minutes of the August 6, 2014 Regular Meeting.*

*Yes: Commissioners Nash, Sefranka, Staryak  
Abstain: Commissioners Behrmann, Fishing, Farrar, Sanchez*

CORRESPONDENCE

- 1. Letter from William Rack to Mayor Steinman*
- 2. Letter from Daniel Garay to Mayor Steinman, City Council, RRA*
- 3. Email from Anthony Deige to Mayor Steinman*
- 4. Email from Vannie Parson to Mayor Steinman*

COMMENTS FROM THE PUBLIC

*None*

TREASURER'S REPORT

*A motion was made by Commissioner Sefranka and Seconded by Commissioner Nash to approve the Treasurer's Report*

*Yes: Commissioners Behrmann, Fishing, Farrar, Nash, Sanchez, Sefranka, Staryak*

EXECUTIVE DIRECTOR'S REPORT

- 1. Waters Edge: As stated in my August, 2014 report the building has received a temporary certificate of occupancy. The developer Mr. George Capodagli has reported that the building is now 70% rented. Further, as a reminder the developer will be paying the Redevelopment Agency on October 1, 2014 \$500,000 as the remaining balance for the purchase of the property. This project is 108 luxury rental units.*

2. Lafayette Village: The developer Mr. George Capodagli reports the plans for the project are being reviewed by the City engineer and will be seeking a building permit shortly. He further reports that a bank is now ready to finance the project and a decision should be available in a couple of weeks. Construction is now estimated for November or December of 2014. This project is 115 luxury rental units.
3. Brownstones: The developer reports that plans for this 489 unit project are ready to be filed with the planning board. As far as the clean up of the contamination there is no change from my August, 2014 report. This project is 248 luxury rental units.
4. Fulton Street Project: I will be meeting with the Re-developer tonight prior to the meeting and will report to the Redevelopment Agency the status of this project at the Agency meeting. Please see my August, 2014 report for contamination issues. There is no change from last month. This project is 84 luxury rental units.
5. Actors Fund Housing: The closing on this property will be delayed a couple of weeks due to the site remediation work and various forms that have to be filed with the DEP in connection with the clean up. See August, 2014 report regarding the Qualified Allocation Plan. This project is 71 units for Artists housing (visual, performing arts, graphic, and support fields.)
6. Rahway Main Street: This project will be reported on at the RRA meeting. The buyer AST Development Corporation is still attempting to resolve several issues as reported last month. The buyer has decided to terminate the contract and not proceed.
7. Block 318 Main Street. The contamination investigation continues, and the developer reports that a presentation to the RRA may take place in October or November of 2014. This project is 196 luxury rental units with commercial space.

I have met with Mayor Steinman to discuss various personnel matters as they relate to the Rahway Redevelopment Agency. The Mayor will attend the RRA meeting to introduce the new Commissioners as well as to explain the changes of personnel and Commissioners, and recommend action to be taken at the meeting. I will make myself available to help any Commissioner understand the magnitude of projects and the impact they have on the City of Rahway.

A request was made to have the current redevelopers make updated presentations and that maps and other information are provided to the new Commissioners.

*A motion was made by Commissioner Seifranka and Seconded by Commissioner Nash to approve the Executive Director's Report*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Seifranka, Staryak*

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## LEGAL REPORT

Legal Counsel Frank Regan reported on the current redevelopment projects and the seven active redevelopment agreements. He also stated the Elizabethtown Gas Property would be closing soon.

*A motion was made by Commissioner Nash and Seconded by Commissioner Behrmann to approve the Executive Director's Report*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Seifranka, Staryak*

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## ENGINEERING REPORT

### 1. Rahway Arts District Expansion Project-Hamilton Stage (Bell Bldg.)

- a. Regarding the completion of punch list work, Gingerelli Brothers, Inc. (GBI), continues to work to resolve project completion. GBI is working with the Philadelphia Theatrical Supply to resolve the lighting issues and with Strober-Wright and Epic Mechanical to resolve the roof leaks. Additional testing has been done, but without conclusive results. The lighting issue in the lobby has been resolved and programmed. The lighting issue in the theater has been resolved, except for the testing, which is scheduled for 8/29/14.

### 2. Meridia-Water's Edge

- a. The developer continues with the building construction towards issuance of a Final CO.

### 3. Metro-Rahway (N/F Station Place at Rahway)

Station Place at Rahway continues with site and with off-site utility construction.

### 4. Elizabethtown Gas Co. Property

AECOM's final phase of the environmental work along the river's edge is currently underway, and should be completed by September.

### 5. Stokker International

The developer continues to prepare site development plans, including environmental testing along the Main Street frontage.

6. Meridia

Lafayette Village has submitted their revised site plan documents for Resolution Compliance, which we have reviewed and they are continuing to work towards satisfying outstanding conditions.

*A motion was made by Commissioner Behrmann and Seconded by Commissioner Nash to approve the Engineering Report.*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Staryak*

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**UNFINISHED BUSINESS**

None

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**NEW BUSINESS**

41-14: RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY ACCEPTING THE RESIGNATION OF PETER H. PELISSIER AS EXECUTIVE DIRECTOR OF THE RAHWAY REDEVELOPMENT AGENCY AND AUTHORIZING THE PAYMENT OF COMPENSATION

WHEREAS, Peter H. Pelissier serves in the capacity of the Executive Director of the Rahway Redevelopment Agency (the "Agency"); and

WHEREAS, Peter H. Pelissier has submitted his resignation as Executive Director of the Agency to the Board of Commissioners effective September 30, 2014; and

WHEREAS, such resignation is subject to the payment of severance equaling four (4) month's salary in lieu of the Agency providing 120 days' notice to the Executive Director relieving him of his duties pursuant to N.J.S.A. 40A:12A-12 and N.J.A.C. 5:44-3.1(a), which severance shall be paid on October 1, 2014.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Rahway Redevelopment Agency that it hereby accepts the resignation of Peter H. Pelissier as Executive Director of the Agency to the Board of Commissioners, effective September 30, 2014, and authorizes the payment of severance equaling four (4) month's salary in lieu of the Agency providing 120 days' notice to the Executive Director relieving him of his duties pursuant to N.J.S.A. 40A:12A-12 and N.J.A.C. 5:44-3.1(a), which severance shall be paid on October 1, 2014.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on September 3, 2014.

*A motion was made by Commissioner Behrmann and Seconded by Commissioner Sanchez to approve the Executive Director's Report*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Staryak*

42-14: A RESOLUTION AWARDING A CONTRACT TO NORTHEAST REDEVELOPMENT CONSULTANTS, LLC FOR AS NEEDED CONSULTING SERVICES RELATIVE TO THE ACTIVITIES OF THE RAHWAY REDEVELOPMENT AGENCY

WHEREAS, there exists for the Rahway Redevelopment Agency (the "Agency") the need for the services of a firm specializing in redevelopment consulting services; and

WHEREAS, Northeast Redevelopment Consultants, LLC has previously provided services to the Rahway Redevelopment Agency; and

WHEREAS, Northeast Redevelopment Consultants, LLC shall provide redevelopment consulting services to assist in the management of redevelopment projects at the direction of the Executive Director and/or Agency Commissioners;

WHEREAS, the contract for services between Northeast Redevelopment Consultants, LLC and the Rahway Redevelopment Agency shall be effective October 1, 2014;

WHEREAS, from October 1, 2014 and until November 30, 2014, Northeast Redevelopment Consultants, LLC shall not bill for any time spent providing redevelopment consulting services to assist in the management of redevelopment projects at the direction of the Executive Director;

WHEREAS, effective December 1, 2014, Northeast Redevelopment Consultants, LLC shall bill for any time spent providing redevelopment consulting services to assist in the management of redevelopment projects at the direction of the Executive Director.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Rahway Redevelopment Agency as follows:

1. The recitals set forth above are hereby incorporated into the body of this resolution as if set forth at length herein.
2. The Chairman and Executive Director are hereby authorized and directed to execute for the Agency a contract with Northeast Redevelopment Consultants, LLC, P.O. Box AA, Rahway, N.J. 07065 to provide redevelopment consulting services to assist in the management of redevelopment projects at the direction of the Executive Director and/or Agency Commissioners.
3. The services to be provided under the contract shall be billed at the rate of \$165.00 per hour, payable upon the submission of a monthly invoice detailing the services provided and time spent providing said services.
4. A notice of the contract award shall be published, and this resolution must be available for public inspection, in accordance with the requirements of N.J.S.A. 40A:11-1 et seq.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Rahway Redevelopment Agency, Rahway, New Jersey at a regular meeting held on September 3, 2014.

*A motion was made by Commissioner Nash and Seconded by Commissioner Sanchez to approve the Executive Director's Report*

*Yes: Commissioners Behrmann, Fishinger, Farrar, Nash, Sanchez, Sefranka, Staryak*

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#### COMMISSIONER'S COMMENTS

Commissioner Staryak questioned the appointment of the new commissioners and the urgency of appointing a new Executive Director.

Commissioner Sefranka expressed gratitude to Peter Pelissier of his many years of service and accomplishments regarding the Rahway Redevelopment Agency.

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#### ADJOURNMENT

*There being no further business, the meeting was adjourned at 7:00 PM*