

Rahway Redevelopment Agency

MINUTES

Regular Meeting
February 16, 2022
6:30 P.M.

CALL TO ORDER

The Regular Meeting was called to order at 6:34pm by Zoom Online Meeting Platform.

OPEN PUBLIC MEETINGS ACT

This meeting has 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 saluted to the flag.

ROLL CALL

On a call of the roll the following officials should be present:

*Tony Dalmau, Commissioner
Rodney Farrar, Vice Chairman
Mary Gustofson, Commissioner
Brittany Hale, Commissioner - absent
Timothy Nash, Commissioner
Armando Sanchez, Chairman
Dorian Timmons, Commissioner*

APPROVAL OF MINUTES:

The minutes of the following meeting shall be moved, seconded, and then adopted by roll call vote:
January 19, 2022 Reorganization meeting.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons		X	X			
Farrar			X			
Sanchez			X			

COMMENTS FROM THE PUBLIC: There were no comments from the public.

RESOLUTIONS:

18-22 – RESOLUTION OF THE RAHWAY REDEVELOPMENT AGENCY REGARDING THE DELAYED INTRODUCTION OF THE 2022 BUDGET

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson	X		X			
Hale						X
Nash			X			
Timmons			X			
Farrar			X			
Sanchez			X			

19-22 – RESOLUTION ADOPTING AN ANNUAL BUDGET AND CAPITAL BUDGET/PROGRAM FOR THE RAHWAY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau		X	X			
Gustofson	X		X			
Hale						X
Nash			X			
Timmons			X			
Farrar			X			
Sanchez			X			

TREASURER’S REPORT: Frank Ruggiero, Treasurer, updated commissioners on the December Treasurer’s report.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons		X	X			
Farrar			X			
Sanchez			X			

ENGINEERING REPORT: Jackie Dirmann of Colliers Engineering and Design, presented her verbal report.

1. Dornoch II Urban Renewal LLC on Main and Monroe Street – The developer is continuing construction on the North building, and they anticipate completing construction in 2022. Utility work has been completed on Monroe Street.
2. The Brownstones – the remaining TCO's for Phase 1b have been released and discussion continue with the Developer's engineer on stormwater management measures for Phase 2.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash			X			
Timmons		X	X			
Farrar	X		X			
Sanchez			X			

EXECUTIVE DIRECTOR'S REPORT: Robert Landolfi presented his verbal report.

1. Commissioners were informed that the City of Rahway had a planning study completed. Copies were distributed to the commissioners for review so that they would have an opportunity to see the study for informational purposes only.
2. A scattered site redevelopment study is being explored by the City Council. Any action would be completed through the City Council.
3. The agency received a letter from the Rahway Environmental Commission encouraging LEED certification from developers on future projects. It was stated in the letter that there were studies indicating that LEED certifications are a cost-effective endeavor for developers. We will be requesting copies of the studies for further review and will also respond back to the Rahway Environmental Commission that we agree with them and think it would be good practice to engage in conversations to encourage the pursuit of LEED certification in new projects.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash	X		X			
Timmons		X	X			
Farrar			X			
Sanchez			X			

NEW BUSINESS: No new business.

CORRESPONDENCE: The agency received a letter dated January 21, 2022, from Jeffrey Robinson, Chairman of the Rahway Environmental Commission, encouraging LEED Certification for future City approved buildings.

COMMISSIONER'S COMMENTS:

No Commissioner comments.

RESOLUTION: PULLED

20-22– RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE RAHWAY REDEVELOPMENT AGENCY TO HOLD A PORTION OF ITS REGULAR MEETING IN A CLOSED SESSION FOR PURPOSES (IF NEEDED).

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:56pm.

Commissioner	Motion	Second	Aye	Nay	Abstain	Absent
Dalmau			X			
Gustofson			X			
Hale						X
Nash			X			
Timmons	X		X			
Farrar		X	X			
Sanchez			X			
