

**REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY**

**MINUTES OF MEETING
March 7, 2005**

The meeting of the Redevelopment Agency of Franklin Township was held at 475 DeMott Lane, Somerset, NJ and was called to order at 7:34 p.m. by Chairman Richard Barber. The Sunshine Law was read. The roll was taken as follows:

PRESENT: Mayor Brian Levine, Dennis Sanders (arrived at 7:37), Councilwoman Wandra Ashley-Williams, Michael Gianotto and Chairman Richard Barber

ABSENT: Kimberly Francois

ALSO PRESENT: Kenneth W. Daly, Executive Director, Anne Babineau, Esq. and Diane Milgram, Recording Secretary

MINUTES

- **Regular Meeting of January 20, 2005**

Councilwoman Ashley-Williams made a motion to approve the minutes as submitted. Mr. Gianotto seconded the motion. All members were in favor.

UNFINISHED BUSINESS

- **Redeveloper Committee Report**

Mr. Daly stated that he has met with Pennrose and they have indicated that they are withdrawing as developers. Mr. Daly should receive their letter shortly finalizing their position.

- **Business Plan Committee Report (no meeting)**

Mr. Daly stated that the Business Plan Committee meeting was unable to meet due to conflicts in schedules. The meeting will be rescheduled. Mr. Daly stated that the committee has a very heavy work load and are moving forward on many concepts. Mr. Daly stated that the committee is working on several items. He stated they are in contact with Community Development Loan Program which will work with businesses and other business assistance programs. Mr. Daly stated that there would be a briefing on the Intensified Property Maintenance Enforcement that the Township is conducting in the Renaissance area. He also stated that as part of the rezoning of the Infill Residential, the committee has drafted standards for the area and would be discussing this matter. The committee would also be discussing the existing tax abatement for residents who fix up their property and also the request for vacating Marshall Street.

- **Somerset-Henry / Somerset-Douglas Update**

Mr. Daly stated that all 36 of the units at the Somerset-Henry project are under contract. They are expected to complete closings by the end of April. As for the Somerset-Douglas project, it is starting to pick up momentum. Mr. Daly has contacted the Sewerage Authority and that process is now moving on. The Planning Board has received their application and it is under review by the Engineering staff.

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Mr. Daly, in response to Mr. Barber's question, stated that construction for Somerset-Douglas project will begin in 2006 and should be completed by 2007.

NEW BUSINESS

- **Annual Audit Report**

Mr. Daly stated that the Agency has received the Annual Audit Report. Mr. Daly stated that funds have increased to \$68,864 in 2004 from \$53,208 in 2003. The Auditor's Report did not have any recommendations, however there were two suggestions. The first suggestion was that the Agency review their surety-bonding requirements to ensure their adequacy. Mr. Daly will contact the Joint Insurance Fund concerning that matter. The other suggestion was that the Agency should receive regular interim financial reports and this will be done quarterly.

Each member of the Agency present signed that they have read the Annual Audit Report.

WHEREAS, > N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

WHEREAS, the annual audit report for the fiscal years ended June 30, 2004 and 2003 has been completed and filed with the Secretary of the Agency pursuant to > N.J.S.A. 40A:5A-15, and

WHEREAS, > N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with > N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Franklin Township Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal years ended June 30, 2004 and 2003, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

Moved: Michael Gianotto

Seconded: Councilwoman Wandra Ashley-Williams

Roll Call Vote: All in favor

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PUBLIC DISCUSSION

A motion was made to open the public portion. All members were in favor.

Mr. Court Throckmorton, 591 Somerset Street, voiced his concerns regarding the position of Redevelopment Administrator and the legal budget. He asked if the Agency had a bio on Lewis Hurd, the newest member of the Agency. He asked the Agency to rethink or rezone Block 123.

John McConville, 5 Stone Leigh Way, asked about the Agency's plan and how much is this project is costing the town.

Councilwoman Ashley-Williams made a motion to close the public portion of the meeting. Mr. Levine seconded the motion. All members were in favor.

Mr. Daly responded to the public's questions. He stated that the \$25,000 is the amount that the Township puts into its budget routinely for funding the Redevelopment Agency. The Agency has not spent this money in a number of years and therefore has an unspent balance. The Agency's current budget is \$15,000.

In regard to Mr. Hurd not attending the meeting, Mr. Daly stated that he was unable to attend this rescheduled meeting due to a prior work commitment. Mr. Hurd's background is in banking.

Mr. Daly stated that it is not the Agency's position to tell the CDC or the RDC what to do, they are independent organizations. As far as Block 123, the Township is currently updating the Master Plan and the members of the Planning Board will be coming to the next meeting. This will be a joint meeting where discussion of changing the zoning would be appropriate.

Mr. Daly stated that the Agency's cost is low. The budget is \$15,000 out of which it pays for legal and the recording secretary's fees.

There was no Executive Session.

A motion to adjourn the meeting was made at 8:32 p.m. All members were in favor.