

REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY

MINUTES OF MEETING
July 17, 2006

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: Lewis Hurd (arrived at 7:46), Mayor Brian Levine (arrived at 7:39), Michael Gianotto, Kimberly Francois, Dennis Sanders and Chairman Richard Barber

ABSENT: Deputy Mayor Ashley-Williams

ALSO PRESENT: Leslie G. London, Esquire, Kenneth W. Daly, Executive Director, Deborah Mitchell, Redevelopment Administrator and Diane Milgram, Recording Secretary

APPROVAL & RELEASE OF MINUTES

- **Regular Meeting of June 19, 2006**

Mr. Hurd made a motion to approve and release the minutes to the public as submitted. Mayor Levine seconded the motion. All members were in favor.

NEW BUSINESS

- **RPM Development Group Proposal**

Ed Martoglio, President of RPM, addressed the Agency and presented their response to the Township's request for proposals for the Churchill-Millstone Project in the Renaissance Redevelopment Area.

In summary, Mr. Martoglio explained that his company has been in business for twenty years and has demonstrated a track record for completing complex redevelopment projects. Their success is due to the strong relations they developed with local stakeholders.

The redevelopment of the Churchill-Millstone area would incorporate a mix of affordable and market rate housing, commercial property as well as a plan to revitalize the intersection of Franklin Boulevard and Somerset Street (Route 27). The project will be accomplished in a series of phases with the first development along Franklin Boulevard, with a pedestrian friendly residential and retail area. The buildings along this strip will be mixed-use with storefronts at ground level and two floors of apartments above. The next phase would be the construction of affordable housing on the Berry Street - Blair Avenue site followed by the construction of age restricted market-rate units.

Mr. Martoglio explained that the plan is contingent upon the successful interaction and partnership between the municipality, the community and the developer. He assured the Agency that he and his company possess the requisite skills to work successfully in partnership to bring the conceptual plans to fruition.

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- **Resolution: Designation of Redeveloper for Churchill – Millstone Area**

**RESOLUTION OF
THE REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
DESIGNATING RPM DEVELOPMENT GROUP AS THE
REDEVELOPER FOR THE CHURCHILL-MILLSTONE PROJECT
RENAISSANCE DEVELOPMENT AREA**

WHEREAS, the RPM Development Group has proposed to undertake a redevelopment project in the Churchill-Millstone Project Renaissance Development Area covered by the 2000 Redevelopment Plan of the Township of Franklin, Somerset County, New Jersey (the “Redevelopment Plan”), as more particularly described in the Conceptual Development Plan submitted with their proposal and incorporated herein by reference; and

WHEREAS, RPM Development Group (“Redeveloper”) proposes to undertake the project by developing and constructing a variety of housing types along with retail opportunities; and

WHEREAS, the proposed Redeveloper has submitted materials pursuant to the requirements of the Redevelopment Plan consisting of documentation regarding financial responsibility and capability with respect to the proposed development, estimated development costs for the project, as well as fiscal impact analysis of the project, estimated time schedule for start and completion of development, and conceptual plans and elevations; and

WHEREAS, the Redevelopment Agency of Franklin Township (the “Agency”) has reviewed the Redeveloper’s proposal and qualifications and finds that the representations made therein indicate that the Redeveloper’s proposal is generally consistent with the objectives and requirements set forth in the Redevelopment Plan and that the Redeveloper has the expertise and financial ability to undertake the redevelopment set forth in its proposal.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Franklin Township that:

1. The recitations set forth above are incorporated herein.
2. The Redeveloper is conditionally designated as the redeveloper of the Churchill-Millstone Project Renaissance Development Area, as more particularly described in the Conceptual Development Plan submitted with their proposal and incorporated herein by reference.
3. This designation is subject to the successful negotiation and execution of a redeveloper agreement between the Redeveloper and the Agency within four (4) months of conditional designation.

Ms. Francois made a motion to accept the Resolution as prepared and read by Ms. London. Mr. Hurd seconded the motion. The roll was called as follows:

FOR: Michael Gianotto, Kimberly Francois, Dennis Sanders, Lewis Hurd, Mayor Levine and Chairman Barber

AGAINST: None

- **Attorney Invoice #89132 and #89133**

Ms. Francois made a motion to approve the invoices as submitted. Mr. Hurd seconded the motion. All members were in favor of the approval.

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- **Franklin Township Housing Authority Report**

Ms. Mitchell addressed the Agency and informed them that the Housing Authority held a public meeting to discuss the proposed site layout, site design and street layout for its public housing. A follow-up meeting is scheduled to be held on Wednesday, July 19, 2006.

- **Report on Hamilton Street Business & Community Corp.**

Ms. Mitchell prepared and submitted to the Agency a summary of the Hamilton Street Business and Community Corp. (HSBCC) meeting, which took place on July 11, 2006. Ms. Mitchell informed the Agency that there were discussions involving the approval for pavement markings on Hamilton Street, and for the proposed lighting and marketing plan. On September 10, 2006, the HSBCC has scheduled a "Week of the People" at John's Plaza.

- **Sewerage Authority Report**

Ms. Mitchell addressed the Agency regarding the Sewerage Authority, who are designing a pumping station and will have the project cost sometime in July. There is a proposal to coordinate monthly meetings between the Sewerage Authority, the developers and the Township. Ms. Mitchell has scheduled a meeting with the Sewerage Authority on July 18, 2006.

PUBLIC DISCUSSION

There was no one from the public who came forward with any comments or questions.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 8:39 p.m. All members were in favor.