

REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY

MINUTES OF MEETING  
October 16, 2006

The meeting of the Redevelopment Agency of Franklin Township was held at 475 DeMott Lane, Somerset, NJ and was called to order at 7:35 p.m. by Chairman Richard Barber. The Sunshine Law was read. The roll was taken as follows:

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PRESENT: Michael Gianotto, Kimberly Francois, Mayor Brian Levine, Dennis Sanders (arrived at 7:37) and Chairman Richard Barber

ABSENT: Lewis Hurd

ALSO PRESENT: Leslie G. London, Esquire, Deborah Mitchell, Redevelopment Administrator and Diane Milgram, Recording Secretary

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**MINUTES**

- **Regular Meeting of August 21, 2006**
- **Executive Session of August 21, 2006**

Mr. Gianotto made a motion to approve and release the minutes to the public as submitted. Ms. Francois seconded the motion. All members were in favor.

**NEW BUSINESS**

- **Wandra Ashley-Williams' Resignation Letter**

The Agency was in receipt of a letter from Deputy Mayor Wandra Ashley-Williams offering her resignation from her position as Councilwoman-At-Large effective October 15, 2006. Mr. Gianotto recommended that the Agency prepare a letter to thank Ms. Ashley-Williams for her service. Ms. Mitchell will draft this letter on behalf of the Agency.

- **Attorney Invoices #: 89704 & 90187 & 40302225**

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

- **Adoption of Budget**

Ms. Francois made a motion to approve the 2006 Budget Resolution for Franklin Township Redevelopment Agency for the period of July 1, 2006 to June 30, 2007. Mr. Gianotto seconded the motion. The Resolution is as follows:

WHEREAS, the Annual Budget and Capital Budget/Program for the Franklin Township Redevelopment Agency for the fiscal year beginning July 1, 2006 and ending June 30, 2007 has been presented for adoption before the governing body of the Franklin Township Redevelopment Agency at its open public meeting of August 21, 2006; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget,

**REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP  
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October 16, 2006**

including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Service; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$25,000.00, Total Appropriations, including any Accumulated Deficit if any, of \$35,000 and Total Unreserved Retained Earnings utilized of \$10,000; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$-0- and Total Unreserved Retained Earnings planned to be utilized as funding thereof, of \$-0-; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Franklin Township Redevelopment Agency, at an open public meeting held on October 16, 2006 that the Annual Budget and Capital Budget/Program of the Franklin Township Redevelopment Agency for the fiscal year beginning July 1, 2006 and ending June 30, 2007 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

The roll was called as follows:

FOR: Richard Barber, Kimberly Francois, Dennis Sanders, Michael Gianotto and Brian Levine, Mayor

AGAINST: None

- **Status Reports, as submitted by Deborah Mitchell: Leewood Renaissance, RPM Development Group, Somerset-Douglas, FTWP Housing Authority and Somerset Street Business.**

Ms. Mitchell addressed the Agency and summarized her status report for their benefit. She added that the Leewood Renaissance commencement is contingent upon the completion of items by the Township and the Sewerage Authority. Leewood has submitted the required paperwork to the DEP for delineation of wetlands within their project and is moving forward. The Leewood group is scheduled to present their revised plans to the Agency in November. There was a discussion regarding the revised plans. Ms. Mitchell informed that Agency that she is involved with some coordination between this project and the FTWP Housing Authority, which is in close proximity. Ms. Francois will attend a meeting is schedule for November 2, 2006 with the Sewerage Authority to discuss the Pine Street pump station.

As for RPM Development, Ms. Mitchell updated the Agency that there is continued effort to complete the contract negotiations. The plan is to have the contract finalized by the November meeting and, if not, an extension of time would need to be granted. There was a brief discussion regarding the inclusion of business owners from this area into the redevelopment plan. Ms. Mitchell explained that the focus, at this time, is on the affordable housing aspect and Franklin Boulevard area. The other issues will be discussed at a subcommittee meeting.

As for the Somerset-Douglas project, there is still an outstanding issue dealing with the Pine Street pump station. Representatives from this project and others will be attending a meeting with the Sewerage Authority on November 2, 2006.

As for the HSBC update, Ms. Mitchell explained that due to limited finances, decorated lighting with poles will be established on one side of the street while the other side will have the decorated lighting attached to existing utility poles. There are future plans to have the decorated lights removed from the utility poles once it is

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financially feasible. After a brief discussion regarding the decorated lighting fixtures, the Agency made a recommendation that Council should have some form of an oversight committee established for the money given to the HSBCC.

As for the NPP, they are in the process of obtaining their 501c3 status in order to move forward with their neighborhood rehabilitation plan.

Ms. Mitchell summarized the FTHA (Franklin Township Housing Authority) "Parkside Village Conceptual Revitalization Plan". The project will have two senior buildings with a total of 75 units along with single-family (possibly two family) and an administrative / community center. This project still has several matters that need resolution, such as financial and issues concerning the NJDEP Green Acres, before moving forward with a final concept plan.

**PUBLIC DISCUSSION**

Mr. Gianotto made a motion to open the meeting to the public. Ms. Francois seconded the motion. All members were in favor.

Rozalyn Sherman, 529 Rosecliff, suggested that there is a need to coordinate development projects between the various Boards, this Agency and other groups who make decisions that impact the Redevelopment Area. Ms. London addressed Ms. Sherman's question regarding the administrative process from conception to final site plan approval.

John Tibes asked about the Leewood Project in his neighborhood and the other projects in the pipeline for the Redevelopment area. Ms. London explained the details of the process from choosing a redeveloper to getting final site plan approval. Mr. Tibes will contact Ms. Mitchell to review the site plan for the Leewood Project.

Bill Koncar, Controller for Buist, Voorhees Avenue, asked for the scope of the various projects, the inclusion of several businesses on Voorhees Avenue and the reasons for the denial of the businesses' redeveloper proposal. He represented to the Agency that the business owners are still interested in redeveloping their area and asked for some guidance. Ms. Mitchell addressed his questions and concerns.

There were no other questions or comments from the public. Mr. Gianotto made a motion to close the public portion of the meeting. Ms. Francois seconded the motion. All members were in favor.

**EXECUTIVE SESSION**

There was no executive session.

**ADJOURNMENT**

A motion was made and seconded to adjourn the meeting p at 8:45 p.m. All members were in favor.