

REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY
Minutes of Meeting
May 19, 2014

The meeting of the Redevelopment Agency of Franklin Township was held at 475 DeMott Lane, Somerset, NJ and was called to order at 7:31 p.m. by Mr. Gianotto. The Sunshine Law was read and the roll was taken.

Present: Michael F. Gianotto; Kimberly Francois; Dennis Sanders; Robert Mettler; Wayne Sellers

Also Present: Leslie London, Attorney; Mark Healey, Executive Director; Vincent Dominach, Secretary

Absent: Carl Wright; Ike Agudosi

APPROVAL OF THE MINUTES

The Regular Meeting minutes of April 21, 2014 were approved as submitted, with a motion made by Mr. Mettler, seconded by Ms. Francois and unanimously approved by a roll call vote.

RPM – UPDATE

Mr. Healey briefly discussed the property status table completed by Brendan McBride of RPM. Mr. McBride then briefly discussed RPM's project schedule. He indicated that the Buist property is the most immediate project with the Township's mini dump area project afterwards. Mr. McBride indicated he would be meeting with the Township Manager very shortly to discuss the mini dump property. The agency directed Ms. London to send a letter to RPM explaining what actions constitute the commencement of the trigger dates in the Redevelopment agreement. In addition Mr. McBride indicated he would be meeting with staff shortly to further discuss RPM's development plans. Ms. London then explained that additional environmental issues had been found at Buist property and as such the Agency through Ms. London had solicited proposals for environmental work (cost of the environmental work would be borne by RPM) and that on the agenda for this evening is a resolution awarding a contract for said environmental work. Ms. London also pointed out that while Buist had originally agreed to share the findings of their environmental consultant's work with the Agency they have since decided they will not do so. When Buist receives DEP sign-off they will inform the Agency of the said sign-off.

RESOLUTION NO. 3-2014

Ms. Francois made a motion to adopt Resolution 3-2014 which authorizes the execution of a contract for environmental consulting services with Whitestone Associates Inc. The motion was seconded by Mr. Sellers and unanimously approved by a roll call vote.

LEEWOOD UPDATE

Mr. Healey briefly discussed the property status table completed by Michael Fink of Leewood. Ms. London added that the Condemnation Complaint for 22 Chester had been filed and the court had appointed the three commissioners to hear the complaint and that the hearing before the Commissioners had to be completed by June 27th.

Ms. London further added that the Condemnation Complaint for 5 Irving had been filed, that the Order to Show Cause was scheduled for June 13th and that the property owner had finally gotten an appraisal. Ms.

London also indicated that she would continue to try to negotiate with property owner.

Mr. Gianotto then recognized the owner of 5 Irving, Mr. Dean Adi, and permitted him to address the Agency. Mr. Adi gave the Agency a history of his purchase of the property and his perspective on his dealings with Leewood and the Agency. Ms. London reminded Mr. Adi that the Agency from the very beginning of the discussions regarding the property had recommended that he obtain an appraisal in order to justify his basis for his \$350,000 valuation of the subject property. Ms. London further pointed out that if an appraisal had been obtained by Mr. Adi earlier in the proceedings the matter may have been resolved months ago. Ms. London also pointed out that there was not a representative of Leewood present at the meeting to respond to Mr. Adi's comments regarding Leewood's conduct. Mr. Adi's attorney reminded the Agency of the deadline in his letter to respond to Mr. Adi's offer. Ms. London advised that a response would not be possible by the deadline date since the Agency had just received the appraisal and it was being reviewed. Mr. Adi's attorney advised the Agency that they will oppose the Agency's acquisition of the property and pursue all avenues of appeal

REDEV UPDATE

Charles Avery from Redev. was present and explained that approximately 80 units had been sold and they expected to be sold out by the end of summer.

Attorney Invoices #128364, 128365, 128366

A motion was made by Mr. Mettler to approve attorney invoices 128364, 128365 and 128366 seconded by Mr. Sellers and unanimously carried by a roll call vote.

PUBLIC SESSION

A motion was made by Mr. Mettler to open the public session. Said motion was seconded by Sanders and unanimously carried by a voice vote.

There being no further public comments a motion was made by Mr. Sanders and seconded by Mr. Mettler to close the public session. Said motion was carried unanimously carried by a voice vote.

ADJOURNMENT

The meeting was adjourned at 8:37 pm

Approved:

Date: