

REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP  
SOMERSET COUNTY, NEW JERSEY  
Minutes of Meeting  
June 16, 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 (7:37); Dennis Sanders; Robert Mettler; Wayne Sellers (7:34); Carl Wright; Ike Agudosi

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

**APPROVAL OF THE MINUTES**

The Regular Meeting minutes of May 19, 2014 were approved as submitted, with a motion made by Mr. Mettler seconded by Mr. Sanders and approved by a roll call vote with Mr. Mettler, Mr. Sanders and Mr. Gianotto voting to approve.

**RPM – UPDATE**

Ms. London briefly summarized her June 12<sup>th</sup> letter to RPM that detailed the Agency's position regarding trigger dates in the Redevelopment Agreement with RPM. Ms. London mentioned that a meeting was scheduled with RPM on June 18<sup>th</sup> to discuss the June 12<sup>th</sup> letter. Ms. London pointed out that a Resolution was on the agenda to authorize a contract with a company to prepare a relocation plan for Buist. The cost of the plan will be paid by RPM.

**LEEWOOD UPDATE**

Ms. London noted that a meeting was scheduled for June 20<sup>th</sup> with Leewood and the owner of 5 Irving to attempt to negotiate a sale price. If negotiations fail the new court date for the Order to Show Cause would be July 3<sup>rd</sup>. Mr. Sellers, who has many years experience in real estate, explained that he had reviewed the two appraisals for 5 Irving and agreed with the Agency's appraiser's opinion that the appraisal that was done for Mr. Adi was not credible.

Ms. London further noted that a Resolution was on the agenda to approve a 5<sup>th</sup> amendment to Leewood's Redevelopment Agreement and to amend the Interlocal agreement with Sewer Authority in regard to sewer payments Leewood is required to make to the Authority. Ms. London summarized her June 4<sup>th</sup> memo to the agency which detailed the history of the sewer payment agreement and the new payment proposal.

Mr. Michael Fink from Leewood asked that Leewood be given more time to make payments to the Sewer Authority and suggested an 18 month payment schedule instead of 12. He also stated that he believes the payments should be tied to unit construction not a set time period and that "a good faith payment" as mentioned in the Authorities payment proposal was insulting as he believes Leewood has always acted in good faith with the Authority

## **REDEV UPDATE**

Mr. Healey briefly summarized Redev's written Update.

### **Budget Resolutions and Audit Resolution**

Mr. Healey briefly explained that State requires the Agency to adopt the Budget Resolutions and the Audit Resolution.

### **RESOLUTION NO. 4-2014**

Mr. Mettler made a motion to adopt Resolution 4-2014 which authorizes the execution of a contract for Relocation services with Triad Advisory Services Inc. The motion was seconded by Mr. Wright and unanimously approved by a roll call vote.

### **RESOLUTION NO. 5-2014**

Ms. Francois made a motion to adopt Resolution 5-2014 which authorizes an amendment to the interlocal agreement between the Agency and the Sewerage Authority and fifth amendment to the Redevelopment Agreement between the Agency and Leewood. The motion was seconded by Mr. Mettler and unanimously approved by a roll call vote.

### **RESOLUTION NO. 6-2014**

Mr. Mettler made a motion to adopt Resolution 6-2014 which authorizes the late adoption of the Agency's budget. The motion was seconded by Mr. Sellers and unanimously approved by a roll call vote.

### **RESOLUTION NO. 7-2014**

Mr. Mettler made a motion to adopt Resolution 7-2014 which authorizes the adoption of the Agency's budget. The motion was seconded by Mr. Sellers and unanimously approved by a roll call vote.

### **RESOLUTION NO. 8-2014**

Mr. Mettler made a motion to adopt Resolution 8-2014 which authorizes the certification of the Agency's audit. The motion was seconded by Mr. Wright and unanimously approved by a roll call vote.

### **RESOLUTION NO. 9-2014**

Mr. Mettler made a motion to adopt Resolution 9-2014 which authorizes an executive session. The motion was seconded by Ms. Francois and unanimously approved by a roll call vote.

### **Attorney Invoices #128761, 128762, 128763**

A motion was made by Mr. Mettler to approve attorney invoices 128761, 128762 and 128763 seconded by Mr. Wright 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 Mr. Wright and unanimously carried by a voice vote.

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

### **ADJOURNMENT**

The meeting was adjourned at 8:26pm