



EWING TOWNSHIP REDEVELOPMENT AGENCY

MUNICIPAL COMPLEX * 2 JAKE GARZIO DRIVE, EWING, NJ 08628 *

(609) 883-2900 ext. 7648 * FAX (609) 882-0208

MINUTES January 3rd, 2018

Call to order 7:08 PM

PLACE: Ewing Municipal Complex, 2 Jake Garzio Drive, Ewing, NJ 08628.

NOTICE: The notice requirements provided for in the open Public meeting act have been satisfied. Notice of this meeting was properly given and was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the 11th day of December, 2017

ROLL CALL:

Present

Robert Kull
Patricia Coleman-Boatwright
Joseph Mark Mirabella
Joseph Murphy
Shirley Carter

Absent

Terrance Stokes
Vacancy

APPROVAL OF THE AGENDA

With changes that include Reorganization as advertised
Motion Murphy
Second Coleman-Boatwright
Approved 5-0

REORGANIZATION

Reappointment and Swearing in of Joseph Mark Mirabella

Nomination of ETRA Chairman

Motion to nominate Robert Kull – Mirabella

Second Murphy
Approved 4-0 Abstain Kull

Nomination of ETRA Vice-Chairman
Motion to nominate Joseph Mirabella – Coleman-Boatwright
Second Murphy
Approved 4-0 Abstain Mirabella

Nomination of ETRA Secretary
Motion to nominate Patricia Coleman-Boatwright – Mirabella
Second Murphy
Approved 4-0 Abstain Coleman-Boatwright

MINUTES

1) October 18, 2017
Motion Coleman-Boatwright
Second Murphy
Approved 4-0 Abstain Kull

OLD BUSINESS:

- 2) GM-Atlantic Status Update
No real update to report. Developer waiting for GM to continue finalizing remediation activity with NJDEP so they can close and begin construction.
- 3) 558 Stokes Avenue / 1200 Southard Street Update
Planning Board approved American Storage to renovate and develop the site as a self storage facility with supply store for shipping, etc.
- 4) Budget Update
Mr Latini brought forward the proposal by Mr Joseph Monzo of JPM Consulting to aid in the finalization of the budget analysis and recommendations. Included in the proposal was a proposal by the Township's auditor Borden Perlman to perform the audits of the last 3 budgetary cycles.

JPM proposal \$2,500
Borden Perlkman \$12,500

Motion to Accept and engage – Murphy
Second Carter
Approved 5-0

NEW BUSINESS:

5) Capital Grill

a. Two Peter's PILOT Default

Proposal by Mr Gromititous to be placed on an installment plan for 3 years.

- Agency agrees to 2 year term at \$1,737.22/month.
- Language in the agreement to include all penalties and interest upon Default.

****FINAL TERMS OF AGREEMENT WHEN DRAFTED REQUIRE ETRA APPROVAL.**

b. Outside Redevelopment Proposal – Prospective purchaser

Prospective purchaser seeks the Agency's interest on a proposal that would include the consolidation of 3 lots (Capital Grill; J&S Used Cars; and Sparkling Pools). Proposal would include a gas component.

Agency would like to see concept plan but if improvements to the OARA will result in a project that consolidates lots and improves access conflicts along the Avenue, it is generally favorable toward supporting Plan amendment

6) Spruce and 4th Street Vacant Lot

ETRA seeks Township's assistance in purchasing the lot so it can be improved with shared public parking. Such a proposal will aid the economic feasibility of those properties in and around the lot. Due to NJDEP Floodway regulations, no other use of the property is permitted.

EXECUTIVE SESSION

N/A

PUBLIC PARTICIPATION - NON AGENDA ITEMS

338 Robbins – 56 Troy. Mr Corcoran was approached by Mr Zuccarelli in an attempt to renew interest in the site. Mr Corcoran will transmit the agency's request to formalize his interest in writing with a proposal for ETRA review.

NEXT SCHEDULED ETRA MEETING WEDNESDAY February 7, 2018

ADJOURNMENT 8:39PM

Motion Murphy - Second Murphy
Approved 5-0