

**Ewing Township Redevelopment Agency (ETRA)**  
**2 Jake Garzio Drive**  
**Ewing, New Jersey 08628**  
*Minutes: June 3, 2015*

**Submitted by:**  
**Chuck Latini, Executive Director**

**Public Notice and Attendees**

The Meeting of the Ewing Township Redevelopment Agency (ETRA) convened at 7:38 PM.

Attendees: Commissioner(s) Robert Kull, Joseph Mark Mirabella, Heather Kearns Latini, Shirley Carter, Pat Coleman-Boatwright

Abs: Commissioner(s) Terrance Stokes, Joseph Murphy

Professional Staff: Michael O'Donnell, Esq – Attorney; Charles Latini, PP, AICP Executive Director

**Approval of Agenda**

Approved

Motion: Commissioner: Commissioner Kearns-Latini  
2nd: Commissioner: Commissioner Coleman-Boatwright

Ayes: 5 Nays: 0 Abstain: 0

Approval of Minutes of March 4; April 1

Chairman Kull entertained discussion and/or a motion. No discussion/amendments.

Motion: Commissioner: Commissioner Kearns-Latini  
2nd: Commissioner: Commissioner Coleman-Boatwright

Ayes: 5 Nays: 0 Abstain: 0

**DEVELOPMENT UPDATES**

1) Planning and Zoning Board Update – ED Mr Latini provided an update on the progress of the following projects that were approved or pending approval by the planning board. Parkside Village; TradeAmerica; RVGV (Scozzari); Bear Tavern Greene; Town-Center Zone; COAH process and the submittal to the Mercer County judge regarding the Township's request for a declaratory judgment.

Discussion regarding the Towns-Center zone as it relates to the Parkway Avenue Redevelopment Plan ensued. Mr. Latini reported that the new zone comports with the intent of the Redevelopment Plan while also recognizing the existing businesses and property owners.

Chairman Kull suggested that cross access easements and circulation and design integration language be strengthened to play a stronger role. Mr Latini agreement and

stated that he would assuredly work of that language and bring it forward to the Planning Board.

2) Project Review - A brief update was provided on the following properties: 205 Stokes Avenue – Xpando products; 214-216 Robbins Avenue – JV Construction; 1605 Calhoun Street- Retail market; 560 Ingham Avenue – Harris Manufacturing and the manufacturing of marching band uniforms and props; 1470 Prospect Street - PSEG; 1820 North Olden Avenue – Midas.

Mr Latini stated that 1605 Calhoun Street was experiencing issues surrounding its permitted uses and the Planning Board rescinding its prior approval of a banquet facility. He stated that he will be asking Mr McCall to come before the Agency in July.

**LEGAL UPDATE:**

Michael O'Donnell, Esq. Executive Director Contract Revisions – Mr O'Donnell stated that only stylist changes were made and that the issue was settled.

Discussion regarding escrow checks for applicants and/or the negotiation of redevelopment agreements be considered. Chairman Kull asked that staff develop Breakpoints depending on project size. Ie: \$1,000 for small; \$2,500 for medium; and \$10,000 for larger.

**OLD BUSINESS:**

1) Final Audit Submission to NJ DCA – No comments were made and the audit was moved.

Motion: Commissioner Carter

2<sup>nd</sup>: Commissioner Mirabella

Ayes: 5 Nays: 0 Abstain: 0

2) Façade Improvement Program FINAL Review and Comments – No additional comments were submitted with the exception to the request to seek more money from State Farm as a match.

Ayes: 5 Nays: 0 Abstain: 0

**NEW BUSINESS:**

1) Preliminary Budget discussion. MR Latini reported that the budget projections remained flat with exception to a \$20,000 reduction with regard to the façade program. This was due to the Township's willingness to bring the façade program forward within the next Township budget. Commissioner Kull with consensus, asked that the \$20,000 be reinserted. The budget was moved with that amendment.

Motion to approve: Commissioner Kearns-Latini

2<sup>nd</sup>: Commissioner Carter

Ayes: 5 Nays: 0 Abstain: 0

- 2) Resolution 4-060315 - N&H Mercer Realty Conditional Developer Agreement – Mr Latini reported that given the issues with the environmental as well as Nassimi’s ability to nail down its anchor tenant, an extension of the Conditional Agreement to September 30, 2015 was necessary before finalizing a Redevelopment Agreement. This extension should provide the Township’s Special Redevelopment Counsel enough time to negotiate the final terms of the agreement.

Discussion ensued as to Nassimi’s ability to close the deal given what was being asked on the design side. Mr Latini reported that Walmart seems to have been a bit methodical about this site as it doesn’t perfectly fit their typical model site. The Township however will continue to ensure that the site’s design will fit the intent of the Plan. Mr Kull stated that he sees this use as a transitional use and that big box sites are relatively easy to redevelop.

Motion to approve: Commissioner Kearns-Latini  
2<sup>nd</sup>: Commissioner Carter

Ayes: 5 Nays: 0 Abstain: 0

- 3) Professional Services Contract – LEGAL – Mr Latini reported that the Markowitz- O’Donnell contract is expiring and we need to renew or put out to RFP. Mr Latini stated that if it’s the desire of this Agency to keep Counsel, then do not waste other firms time in putting together a formal RFP.

The Commissioners expressed their desire to keep utilizing Markowitz-O’Donnell as they are satisfied with their work.

Motion to approve: Commissioner Kearns-Latini  
2<sup>nd</sup>: Commissioner Coleman-Boatwright

Ayes: 5 Nays: 0 Abstain: 0

- 4) Resolution 3-06-15 – Payment of Bills

Motion to approve: Commissioner Coleman-Boatwright  
2<sup>nd</sup>: Commissioner Carter

Ayes: 5 Nays: 0 Abstain: 0

#### **OTHER REPORTS**

- Commissioner Kearns-Latini expressed the desire to seek the services of a local banking institution. Perhaps the Agency would get more support with a local banker rather than the larger corporate ones. There was agreement amongst the members in support of this.

**NEXT SCHEDULED MEETING JULY 1, 2015**