

REDEVELOPMENT AGENCY OF FRANKLIN TOWNSHIP
SOMERSET COUNTY, NEW JERSEY
Minutes of Meeting
March 23, 2015

The meeting of the Redevelopment Agency of Franklin Township was held at 475 DeMott Lane, Somerset, NJ and was called to order at 7:30 p.m. by Mr. Gianotto. The Sunshine Law was read and the roll was taken.

Present: Kimberly Francois (7:32); Dennis Sanders; Robert Mettler; Ike Agudosi; Michael F. Gianotto; Carl Wright

Also Present: Justin Hollander, Attorney; Mark Healey, Executive Director; Vincent Dominach, Recording Secretary

Absent: Wayne Sellers;

APPROVAL OF THE MINUTES

The regular and executive session meeting minutes of February 23, 2015 were approved as submitted, with a motion made by Mr. Mettler seconded by Mr. Sanders and unanimously carried by a voice vote by those eligible to vote.

RPM UPDATE

Mr. Healey briefly summarized RPM's written update.

LEEWOOD UPDATE

Mr. Healey briefly summarized Leewood's written update. Mr. Hollander briefly summarized the status of the Abozid matter and the status of the two properties on Chester Avenue.

REDEV UPDATE

Mr. Healey briefly summarized Redev's written update.

RESOLUTION NO. 4-2015 - FRANKLIN-JULIETTE, LLC

A motion was made by Mr. Wright to approve Resolution No. 4-2015 authorizing the execution of a Redevelopment Agreement with Franklin-Juliette, LLC for the Redevelopment of Block 164, Lots 1-26, seconded by Mr. Mettler and unanimously carried by a roll call vote.

ATTORNEY INVOICE 133200

A motion was made by Mr. Mettler to approve attorney invoice 133200, seconded by Ms. Francois and unanimously carried by a roll call vote.

RPM PRESENTATION

Seth Shapiro from Barton Partners gave a presentation regarding RPM's future plans for their redevelopment area. The following was discussed:

- 1) An neighborhood park or center is not present
- 2) Analyzed street and block patterns
- 3) Conducted a figure ground analysis to determine the spaces between buildings

- 4) Conducted a lot ownership analysis
- 5) Analyzed zoning and environmental constraints
- 6) Understood that there was a consensus to provide a lower percentage of affordable housing units in future phases
- 7) Broke up “super block” (Buist/Latanzio sites) into new block layout
- 8) Conducted a build out analysis
- 9) Prepared a framework plan showing new streets, mini park and linking the greenways
- 10) Tried to spread out density
- 11) Phasing plan prepared
- 12) Next phase proposal (all estimates) - 55% affordable/45% Market, 165 units, mostly 1 and 2 bedrooms (target market professionals and students/ millennials)
- 13) Greenways connect residential to commercial

The Agency had the following comments/suggestions:

- 1) Want to encourage home ownership vs, rentals
- 2) Concerned about property owners who have not been able to make most improvements to their properties and want RPM to move as quickly as possible and to come up with a phasing/timing plan so property owners will know when their property may be developed
- 3) Need more specifics as the “devil” will be in the details
- 4) Directed staff to look at how the proposal relates to the existing redevelopment agreement
- 5) Asked RPM to come back to the Agency with more specifics and to meet if necessary with staff in that regard
- 6) Suggested that concept plans be brought to the Township’s Technical Review Committee for their comments

PUBLIC SESSION

The Chairman took notice that there were no members of the public in attendance

ADJOURNMENT

The meeting was adjourned at 8:50pm