

NEW JERSEY URBAN ENTERPRISE ZONE
AUTHORITY MEETING
WEDNESDAY, JULY 11, 2007
MARY ROEBLING BUILDING
SECOND FLOOR CONFERENCE ROOM NO. 218
TRENTON, NEW JERSEY

B E F O R E:

KEVIN DRENNAN, Chairman

MARYILYN DAVIS

AMBAR ABELAR

LOPA KOLLURI

PAUL STRIDICK

PATRICIA BRUCK, DAG

JAMES CAREY, From the Authority

2295 Big Enough Way
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CHAIRMAN DRENNAN: At least forty-eight hours notice of this meeting was sent by way of the

3 Secretary of State to the following newspapers: The

4 Star-Ledger, The Trenton Times, The Trentonian, The

5 Courier-Post, The Atlantic City Press, The Asbury

6 Park Press and the Bergen Record.

7 CHAIRMAN DRENNAN: Roll-call:

8 Paul Stridick?

9 MR. STRIDICK: I'm here.

10 CHAIRMAN DRENNAN: Lopa Kolluri?

11 MS. KOLLURI: Here.

12 CHAIRMAN DRENNAN: Kevin Drennan; I'm here.

13 Marilyn Davis?

14 MS. DAVIS: Present.

15 CHAIRMAN DRENNAN: Ambar Abelar?

16 MR. ABELAR: Here.

17 CHARIMAN DRENNAN: All right.

18 And we have here also Patricia Bruck,

19 DAG, and James Carey from the Authority.

20 Is Tom Gilmour here?

21 Sorry, before we do that,
approval of the

22 June 13th minutes.

23 Do I have a motion?

24 MR. ABELAR: So moved.

25

1 MR. STRIDICK: Seconded.
2 On page 13 of 46 or 47,
comments that I
3 made it says on line 18, "In trying to
get fiscal
4 trust funding, "it is actually "trying to
get
5 historic trust funding. It's just a
small minor
6 clarification.
7 CHAIRMAN DRENNAN: Okay.
8 Any other discussion?
9 MS. DAVIS: I was absent at the
last
10 meeting, should I abstain?
11 CHAIRMAN DRENNAN: June 13
minutes as
12 amended, all in favor?
13 MR. ABELAR: Aye.
14 MS. KOLLURI: Aye.
15 MR. STRIDICK: Aye.
16 CHAIRMAN DRENNAN: Aye.
17 Opposed?
18 None.
19 Motion passed, one abstension.

20
request for

Tom Gilmour, Asbury Park's

21 \$150,000 for UEZ Marketing Program VI.

22 MR. GILMOUR: Good morning.

23 Greetings from Asbury Park.

24
marketing

This project is Phase VI of our

25
done this

program, this is the sixth year we've

1 program. There is very little change from
last 2 year's program to this year's program.

3 You have a copy of our visitors
brochure 4 which is a product of the program that's
in place 5 right now. That's the type of things that
we utilize 6 our moneysfor in this program.

7 CHAIRMAN DRENNAN: Motion?

8 MS. DAVIS: So moved.

9 MR. STRIDICK: Seconded.

10 CHAIRMAN DRENNAN: Any
discussion?

11 MR. STRIDICK:I just have a
couple of

12 questions with regard to the table on
page 7.

13 It has nothing to do
necessarily with the

14 issue of the application other than the
statistics,

15 your crime rate per one hundred thousand
residents

16 or inhabitants as opposed to the county.
That was a

17 little confusing to me, one versus versus
18 twenty-five.

19 MR. GILMOUR: I think the
county's numbers

20 are erroneous, to tell you the truth.
It is pretty

21 stale data that we get and that's the
best that we

22 have.

23 MR. STRIDICK: On the report it
was a

24 little bit different than one.

25 MR. GILMOUR: Again, I just
asked the

1 Police for that information and that's
what they

2 gave me.

3 MR. STRIDICK: Again, it has
nothing to do

4 with the application.

5 MR. GILMOUR: I agree with you,
it doesn't

6 make a lot of sense.

7 CHAIRMAN DRENNAN: Any other
discussion?

8 MR. ABELAR: Good fireworks.

9 MR. GILMOUR: I'm glad you
liked the

10 fireworks, it was enjoyable.

11 CHAIRMAN DRENNAN: Any other
discussion?

12 (No response.)

13 Hearing none, all in favor?

14 MR. ABELAR: Aye.

15 MS. DAVIS: Aye.

16 MS. KOLLURI: Aye.

17 MR. STRIDICK: Aye.

18 CHAIRMAN DRENNAN: Aye.

19 Abstentions?

20 (No response.)

21 CHAIRMAN DRENNAN: Opposed?

22 (No response.)

23 CHAIRMAN DRENNAN: Hearing none,
this

24 motion is passed.

25 CHAIRMAN DRENNAN: Terrance
Malloy on

1 Bayonne's two requests. The first is
\$545,000 for

2 Cleaning and Beautification - Phase II.

3 MR. MALLOY: Good morning.

4 The total project as was
mentioned is

5 for \$545,000 and it is Phase II but it
is really

6 becoming a different project than what we
had last

7 year.

8 Last year the project was
contracted out

9 for services. To be honest with you, at
best we

10 met with mixed results.

11 The firm that was hired, as I
later found

12 out, which is typical of these cleaning
firms, they

13 tend to hire employees at minimum wage,
they are

14 greatly untrained and typically
employees who

15 generally are unemployable.

16 As a result, we received
certain

17 complaints from certain parts of the
community on

18 Broadway.

19 In fact, to be honest with
you, even

20 through we require them to wear easily
identified

21 clothing, it was almost an
embarrassment to have

22 them wear that clothing.

23 We had instances of public
urination

24 involving employees and rather poor
supervision.

25 Although we had so much
training out

7

1 there, a decision was made that this
program would
2 be better served both by expanding it as
well as
3 bringing it in-house.

4 The proposal is to have a six
day a week

5 from 7 A.M. to 3:30 P.M. sidewalk
cleaning on

6 Broadway from 55th Street being
accomplished by six

7 men actually doing the sweeping, one
individual

8 working what is called a meg-vac
(phonetic) vehicle

9 which gets in between the different cars
and

10 actually underneath the cars through the
use of an

11 extended hose from the vehicle, a
supervisor, to

12 be honest with you, he has been
handpicked for this

13 task; the key to this is providing
supervision.

14 Those are municipal employees,
these are

15 not going to be our highest quality
employees

16 picking up litter on Broadway, so
supervision is

17 vital and there is what we call a Public
Works

18 supervisor being specifically assigned to
this.

19 In addition to the cleaning of
Broadway

20 these employees will also be involved
with snow

21 removal in all intersections come winter
and there

22 will also be a daily, provided by
employees part

23 time, a daily emptying of all garbage
cans along

24 that stretch on Broadway.

25 CHAIRMAN DRENNAN: Motion?

1 MR. STRIDICK: So moved.

2 MS. DAVIS: Seconded

3 CHAIRMAN DRENNAN:

4 MR. STRIDICK: Will all of the
employees

5 be working six days a week, eight hours a
day.

6 MR. MALLOY: No, their schedules
will be

7 adjusted so that the six employees will
be working

8 five days a week but not six employees
every day.

9 On the sixth day for the
supervision, the

10 supervisor is working five days, a
separate

11 municipal Public Works supervisor will
provide the

12 coverage on the sixth day.

13 MR. STRIDICK: It is eight
times forty

14 hours a week and in the overall effort
over six

15 days?

16 MR. MALLOY: That's right.

17 MR. ABELAR: I understand there
was a
18 contract before.
19 MR. MALLOY: Correct.
20 MR. ABELAR: What is the legal
status of
21 that contract?
22 MR. MALLOY: That expires at
the end of
23 this month.
24 MR. ABELAR: Under that
contract it was
25 the City of Bayonne that was financing
this?.

1 MR. MALLOY: No, the contract
was funded

2 through UEZ funds.

3 Going back two years there used
to be a

4 much smaller portion of Broadway, a
special

5 approval district, that used to provide
hand

6 sweeping of the sidewalks on Broadway.
That was

7 taken over by the UEZ last year and
expanded along

8 the entire length of Broadway. The City
contracted

9 it out but used UEZ facilities in terms
of letting

10 out contracts. The contract was funed
through UEZ

11 funds.

12 MR. ABELAR: So this is Phase
II?

13 MR. MALLOY: Phase II, correct.

14 CHAIRMAN DRENNAN: Any other
discussion?

15 Hearing none, all in favor?

16 MR. ABELAR: Aye.

17 MS. DAVIS: Aye.
18 MR. STRIDICK: Aye.
19 MS. KOLLURI: Aye.
20 CHAIRMAN DRENNAN: Aye.
21 Opposed?
22 (No response.)
23 CHAIRMAN DRENNAN: Abstentions?
24 (No response.)
25 CHAIRMAN DRENNAN: Motion
carried.

16 of Bayonne but not aware of everything
within
17 Bayonne as well as to outsiders who have
no
18 knowledge of Bayonne itself.

19 This goes for a summer as well
as a winter

20 issue. I think as you look at the
magazine it

21 really is a first rate publication that
does present

22 Bayonne in its best possible light.

23 CHAIRMAN DRENNAN: Motion?

24 MR. ABELAR: So moved.

25 MS. KOLLURI: Seconded.

11

1 CHAIRMAN DRENNAN: Discussion?

2 MR. STRIDICK: You mentioned
that you
3 recently or over the time have lost 136
members,
4 businesses closing and stuff like that.

At

5 What are you doing to ramp up
your

6 membership, or is it more like, is it
revolving,

7 businesses may be closing but other
business may be

8 coming in the backdoor?

9 MR. MALLOY: To be honest with
you, up
10 until last year it was kind of revolving,
it was

11 fluctuating between 210 and 230 total
members.

12 The changes in the program that
commenced

13 last July unfortunately have caused a
decline, the

14 increased paperwork, the greater
difficulty in

15 accessing the tax exempt purchasing
aspects of the

16 program as well as tax compliance issues
have
17 driven our membership down and it is now
18 approximately 170.

19 Also, quite frankly, a lot of
the work in
20 the past year from the staff, there has
been a lot
21 of paperwork involved in trying to keep
our
22 membership numbers up as opposed to
recruiting.

23 We are planning this summer
essentially a
24 complete walking tour of our Broadway
shopping
25 district to try to bring new members into
the

1 program as well as bringing old members
who had left
2 the program back into the program.
3 That walking we have been doing
with
4 Council members gives us greater access
as to
5 various concerns of owners and managers
of stores.
6 That's been completed in our
Downtown
7 District, we are trying to work now with
the Midtown
8 District and we are hoping to bring that
number
9 back up to 200.
10 CHAIRMAN DRENNAN: Any further
discussion?
11 Hearing none, all in favor?
12 MR. ABELAR: Aye.
13 MS. DAVIS: Aye.
14 MS. KOLLURI: Aye.
15 MR. STRIDIC: Aye.
16 CHAIRMAN DRENNAN: Aye.
17 Abstentions?
18 None.

18 Or it would be, you know, they
have

19 already paid five thousand dollars and
then we would

20 match it and sometimes pay the vendor
directly, it

21 depends on how they do it, but it can't
happen until

22 it's fully been approved by us.

23 MR. ABELAR: It will be a
reimbursement?

24 MS. DUNPHY: It will be a
reimbursement,

25 yes.

1 MS. BRUCK: Or a direct payment
to the 2 vendor?

3 MS. DUNPHY: Or a direct payment
to the 4 vendor.

5 If someone just wanted to
paint the 6 outside of their property and let's say
it came to 7 three thousand dollars, they say, here is
the 8 vendor, this is the invoice for three
thousand 9 dollars, here is the check, we paid the
vendor 10 fifteen hundred, and we would pay the
vendor another 11 fifteen hundred.

12 MR. ABELAR: All right.

13 MS. DUNPHY: In the past the way
we have 14 done it, a lot of the people did it
themselves and 15 we just reimbursed them. If they spent
five 16 thousand dollars then we reimbursed them
from

17 looking at their receipts that that's
what they

18 spent it on.

19 MS. KOLLURI: You have certain
criteria,

20 but what other aspects do you look at?

21 MS. DUNPHY: In our first
program we

22 actually looked at our high impact areas,
you know,

23 the central district, maybe the entryway
into town.

24 This time it is definitely more
on need,

25 it is one of two things, we are basically
doing like

1 an invitation out to all of the UEZ
businesses,
2 inviting them to participate in the side
grant
3 program and it is on a first come first
served
4 basis.

5 If they can't show that they
can match the
6 funds then obviously it can't go to them.

7 If a new business comes in,
let's say we
8 have a brand-new business that wants to
come in, it
9 is really going to be on a first come,
first served
10 basis.

11 MS.KOLLURI: Were there any
that weren't
12 qualified as to the need?

13 MS. DUNPHY: No, there were only
four for
14 the first pilot program and they were all
in need
15 and could provide the funds.

16 MR. STRIDICK: Do you find the
cost of the

17 facades exceeding just the match, in
other words, is

18 there a greater reinvestment, are you
leveraging

19 greater reinvestment for the match
figures?

20 MS. DUNPHY: In the one
instance they went

21 below the \$10,000, they spent about
\$6,000, so we

22 are only reimbursing them three.

23 Jack's Bar and Grill went way
over

24 \$10,000. Actually it is a good thing;
once they

25 started seeing all of the improvements
they could

1 make they decided to put more into it.
2 However, we could only give
them up to
3 ten.
4 Even with the Dining Car Depot,
the same
5 thing, they started to see that--they
started
6 wanting to do more.
7 What I get out of it is that
they see that
8 there is so much more benefit they can
get out of
9 it by doing so much more.
10 So the ten seemed to be
sufficient for
11 them but they would be inclined to go
above and
12 beyond the ten on their own.
13 MR. STRIDICK: Also, with the
professional
14 services of \$2,000 allotments, how has
that been
15 working out? Because if you spend \$6,000,
\$2,000 is
16 33 percent.

17
program we

MS. DUNPHY: For The pilot

18
I worked in

didn't do the architect. However, when

19
Westfield, and

Mount Holly we actually used Margaret

20
we were

what she did then, this is kind of what

21
would come

envisioning for Gloucester City, that she

22
kind of do

and take a picture of the property and

23
would look

like a schematic of what she thought it

24
better, and

like historically or how it would look

25
colors, like

then it came with like a break-down,

1 pink shutters, light green, blue,
whatever, along

2 with the picture.

3 And then myself and her met
with the

4 property owner kind of to see what they
wanted to

5 do, and then she would sit down with
them.

6 And that's what they would then
use to go

7 to the contractors. They liked it
because it gave

8 them some idea of what they were going to
do.

9 Some people would say, I think
I need new

10 doors, but it kind of gives them an idea
of all the

11 different things that they could do.

12 Now, it worked there, but we
haven't done

13 it here yet. This is the first time we
are doing

14 it.?

15 MR. STRIDICK: Are they
obligated to do

16 everything that's on the shopping list?

17
are doing it

MS. DUNPHY: No, that's why we

18
within the

ahead of time, first we wanted to see--

19
anything yet.

first pilot program, they haven't done

20
meet with her

They actually would like to

21
they're not

because they want to do some things but

22
the City said

really sure and they've looked at what

23
these are some

before, and this is going to be like

24
to work it

suggestions for you and we are all going

25
out together.

1 discussion? CHAIRMAN DRENNAN: Any other
2 (No response.)
3 CHAIRMAN DRENNAN: all in favor?
4 MR. ABELAR: Aye.
5 MS. DAVIS: Aye.
6 MS. KOLLURI: Aye.
7 MR. STRIDICK: Aye.
8 CHAIRMAN DRENNAN: Aye.
9 Opposed?
10 (No response.)
11 Abstentions?
12 None.
13 Motion carried, thank you.
14 Jersey City's two requests, the
first is
15 for \$431,215 for the Martin Luther King
Shoppers
16 Parking Lot.
17 MS. FARBER: Good morning,
everyone.
18 Jersey City had requested
several years
19 ago to do two parking lots in MLK. The

20 Redevelopment Agency has forwarded two
projects and

21 it is coming forward with only one.

22 This is for one shoppers
parking lot on

23 Martin Luther King Drive right across the
street

24 from a community center that is very
active in the

25 Martin Luther King area of Jersey City.

1 CHAIRMAN DRENNAN: Okay,
motion?

2 MS. DAVIS: So moved.

3 MR. ABELAR: Seconded.

4 CHAIRMAN DRENNAN: Discussion?

5 MR. STRIDICK: Yes.

6 Do you have a plan of the lot
that this is

7 going on, the twenty thousand square foot
lot?

8 MS. FARBER: I have a plan,
there is a plan

9 plan of the Redevelopment Agency, yes.

10 MR. STRIDICK: Because 34
spaces is

11 roughly like ten thousand square feet, I
was just

12 wondering what is happening with the
balance of the

13 twenty thousand square feet. I was
wondering maybe

14 it is a triangular lot?

15 MS. FARBER: It's a rectangle.
To the left

16 there is going to be landscaping and
fencing on the

17 area and also ingress and egress to that
particular

18 lot.

19 MR. STRIDICK: The parking lot
itself

20 comes to about ninety-two hundred square
feet.

21 A couple of questions. Under
your

22 itemized detailed project costs you have
1500 square

23 yards of concrete which is over 20
thousand square

24 feet of concrete, six inches thick.

25 So right there we have exceeded
the area

1 of the site and yet we are going to have
a landscape

2 area and stuff like that.

3 I was just wondering how do we
achieve

4 20,000 square feet of concrete on a
property that is

5 only 20,000 square feet in area?

6 MS. FARBER: I cannot answer
that

7 question. That would be something I will
have to

8 check with the engineers.

9 MR. STRIDICK: The other thing
is,

10 foundations for sixteen decorative light
poles,

11 that's almost two cars per light pole.
That seems

12 extraordinary.

13 MS. FARBER: It's a very
extraordinary

14 area. Martin Luther King Drive is
probably one of

15 the worst lit areas in Jersey City.
Because of the

16 way this lot is, there is housing to the
left of it,

17 there is actually backyards to the rear
of it, this

18 will give lighting to the entire area of
where this

19 lot is.

20 MR. STRIDICK: On the itemized
list, it

21 only has the foundations for the
lighting, it

22 doesn't have the lights themselves.

23 MS. FARBER: Redevelopment is
paying for

24 the lights.

25 MR. STRIDICK: We have 4,000
square feet

1 of sidewalk, again, that's why a plan
would be very
2 helpful, we are using over 20,000 square
feet of
3 concrete but yet I just want to see how
that can
4 happen, and that the lights are being
provided by
5 someone else.

6 Even the ornamental fence of
530 linear
7 feet seems like it kind of surrounds
20,000 square
8 feet, but again, I'm not sure of the
geometry of the
9 place.

10 MS. FARBER: I did not have the
site plan
11 but I can get that to Kathleen, that's
not a
12 problem. There is one that is available.

13 MR. STRIDICK: I think in
general
14 sometimes site plans would be really
helpful,
15 because when we are talking about site
acquisition

16 but I don't know if it is over here or
over there or

17 wherever or how does it make sense in the
18 overall scheme of things.

19 I think a lot of my questions
probably

20 would be answered if I looked at from an
engineering

21 point of view rather than a narrative.

22 MS. DAVIS: Are we going to wait
for

23 further information?

24 CHAIRMAN DRENNAN: I would
consider a

25 motion to table because of some the
questions that

1 Paul raised. I will take a motion.
2 MS. KOLLURI: So moved.
3 CHAIRMAN DRENNAN: Seconded.
4 CHAIRMAN DRENNAN: This is
looking for
5 additional information.
6 MR. STRIDICK: We have another
one out
7 there already.
8 CHAIRMAN DRENNAN: All in
favor?
9 MR. ABELAR: Aye.
10 MS. DAVIS: Aye.
11 MS. KOLLURI: Aye.
12 MR. STRIDICK: Aye.
13 CHAIRMAN DRENNAN: Aye.
14 Opposed?
15 None.
16 Abstentions?
17 None.
18 CHAIRMAN DRENNAN: We are going
to table
19 this item until the next month's agenda
pending

20 additional information and get that to
Kathy.

21 MS. BRUCK: Before Roberta walks
away, what

22 we want is a site plan, is that right,
what does she

23 need to bring back?

24 CHAIRMAN DRENNAN: I think if
it is okay,

25 some of the questions here we will
provide in

1 written format by the end of the week to
Roberta to
2 have those questions answered.

3 But a site plan is definitely
necessary
4 as justification for the fact that we are
looking at
5 thirty-four parking spots that would take
up ten
6 thousand square feet.

7 Then there is the issue, as
opposed to
8 twenty thousand square feet for the area.

9 In addition to that, the
cement, the
10 amount of concrete seems to be taking up
or at least
11 what the questions by Paul were--correct
me if I'm
12 wrong-- the amount of concrete based on
the area or
13 the pavement that they would be using for
the area
14 seems to far exceed the area, but we just
need more
15 information to clarify that.

16 MS. BRUCK: The Chairman will
get you what

17 we need with respect to that at the next
meeting. Do

18 you have any questions?

19 MS. FARBER: Just the timing
issue.

20 MS. BRUCK: Within a week.

21 MS. FARBER: I understand that.
This will

22 delay the project getting started for
Jersey City

23 and with the weather changing that's
going to be an

24 issue for the contractor.

25 MS. BRUCK: What's the time-
line on this

1 project?

2 MS. FARBER: They were hoping to
get

3 started by the 1st of August. It has to
go out for

4 a bid, we can't do anything until--

5 MS. DAVIS: What is the bid
time frame, if

6 you submit a bid, how long does it take?

7 MS. FARBER: It is about a month
to get the

8 bids out, to put this all into process,
and it is

9 important to get started prior to the bad
weather

10 coming in.

11 MS. DAVIS: Can you do an RI?

12 MS. FARBER: They can do a
request for

13 information but to actually go out for a

14 construction bid and then make sure that
it gets

15 done in the proper amount of time for
construction,

16 that could be a problem if we are not
able to have

17 it in place, if we are not able to go out
for bid

18 and approve it in the allotted amount of
time.

19 MS. DAVIS: If I'm clear in the
questions,

20 we are not holding up the project, we are
seeking

21 more information, you could move forward.

22 MS. BRUCK: No, actually they
can't.

23 MS. DAVIS: How long has this
parking lot

24 been in the current state it's in?

25 MS. FARBER: It's been in the
current state

1 for quite sometime.

2 MS. DAVIS: Okay.

3 CHAIRMAN DRENNAN: We voted on
the motion

4 to table it.

5 MS. BRUCK: That's fine. I
think we did

6 and I asked the question.

7 CHAIRMAN DRENNAN: Moving on,
the second

8 one is for \$205,000 for professional
services

9 block front projects.

10 MS. FARBER: Jersey City has
done many

11 block front projects within the City in
various

12 parts of the City. They have proven to
be extremely

13 successful.

14 In order for us to continue
to perform

15 any projects we need to have
professionals to come

16 in to do design work, to do construction
work, the

17 entire process, so this is a request for
\$205,000 to
18 proceed with two projects for West Side
Avenue and
19 Five Corners in Jersey City.
20 CHAIRMAN DRENNAN: Make a
motion.
21 MS. DAVIS: So moved.
22 MR. ABELAR: Seconded.
23 CHAIRMAN DRENNAN: Discussion?
24 MR. STRIDICK: I have a couple
of
25 questions.

18 MS. FARBER: Yes.

19 MR. STRIDICK: So we are
getting building

20 permits on all this work?

21 MS. FARBER: Absolutely,
always.

22 MR. STRIDICK: In his business
23 registration he is saying he is providing
the

24 architectural services but yet he is not
a licensed

25 architect.

1 MS. FARBER: We get all
construction
2 permits with the Planning Board. Part of
the block
3 front project has to sign off on a
property easement
4 grant, so it is all done through every
legal
5 possibility that you can imagine.

6 MR. STRIDICK: What is the
scope of work
7 being performed? You say there are
ninety-five
8 properties; is that like ninety-five
individual
9 packages?

10 MS. FARBER: Yes, ninety-five
individual
11 store locations.

12 MR. STRIDICK: How many of
those advance
13 to construction documentation?

14 MS. FARBER: Usually about
eighty to
15 ninety percent.

16 MR. STRIDICK: So we have about
eighty to

17 eighty-five really over the next year of
18 construction document packages?

19 MS. FARBER: Um-hm.

20 MS.KOLLURI: How did you select
these two

21 professionals?

22 MS. FARBER: They have both
been working

23 for the Jersey City Economic Development
Corporation

24 on various projects since about 1997.

25 MS. KOLLURI: You did not go to
RFP?

1 MS. FARBER: No. This is a
continuation of

2 the work that they have done.

3 MS. KOLLURI: Not related to
these

4 projects?

5 MS. FARBER: This is a separate
project.

6 MR. STRIDICK: In the past how
many

7 packages, is it like eight hundred
properties over

8 the last ten years that have been done?

9 MS. FARBER: It's been, I can't
give you

10 the exact number of packages, we have
Newark Avenue,

11 Lower Newark Avenue, the Downtown area,
we've got

12 Martin Luther King Drive, which is a six
block

13 area, you have Montecello Avenue which is
going on

14 right now which is another block.

15 You have got McGinness Square
which takes

16 in about three or four different blocks
because of

17 the configuration of the square, and that
area has

18 been done.

19 And we are looking to do
another area on

20 West Side Avenue.

21 CHAIRMAN DRENNAN: Any other
discussion?

22 Hearing none, all in favor?

23 MR. AMBAR: Aye.

24 MS. DAVIS: Aye.

25 MR. STRIDICK: Aye.

1 CHAIRMAN DRENNAN: Aye.
2 Opposed?
3 MS. KOLLURI: Opposed.
4 CHAIRMAN DRENNAN: Abstentions.
5 None.
6 MS. BRUCK: The motion is not
carried.
7 MS. DAVIS: We don't have
enough votes for
8 it?
9 MS. BRUCK: You need five
votes.
10 MS.KOLLURI: I think that the
fact that we
11 have \$205,000, I just have a concern. I
have seen
12 that many other projects are put out as
competitive
13 projects. There has been a question, I
have heard a
14 lot of discussion with regard to the
architect
15 designer and I would have gotten some
comfort level
16 if an RFP had been done, so that would be
my
17 concern.

18
professional

MS. FARBER: These are both

19 services.

20
but this

MS. KOLLURI: I understand that

21
about this

is public funding, but we are talking

22 much money.

23
concur with

MR. STRIDICK: I completely

24
than no is

you. The reason that I said yes rather

25
think if we

because it is not a mandate to have -- I

1 are going to restructure it and say that
these kind
2 of things need to go out to RFP rather
than just
3 awarding professional service, it is not
in the
4 mandate and that's the only reason.

5 I still have, you know, some
issues with
6 it, but my hands are tied I think just
because I
7 can't say we have to give it out for RFP.
If I was
8 inventing this I would definitely say
this has to go
9 out for RFP.

10 I completely concur with what
you're
11 saying, but I am just approaching it from
a
12 different point.

13 MS. BRUCK: If you want to take
this back
14 and discuss whether or not you want to go
to RFP, I
15 don't know whether that would be helpful-

16
helpful.

MS.KOLLURI: That would be

17
that they

MS. BRUCK: Or if they can show

18
kinds of:

are giving competitive weight to those

19
doing this

things and some kind of justification for

20

on this particular job--

21
makes a lot of

MS. KOLLURI: I think that

22

sense, if you can provide a little more

23
for it on

justification as to why you didn't call

24

this particular job.

25
the

MS. DAVIS: Apparently the way

1 proposal is structured is that it is
within the 2 parameters of the UEZ law?

3 CHAIRMAN DRENNAN: Yes.

4 MS. DAVIS: So I don't see why
we are 5 taking about opinions. This is not about
opinions 6 or personal feelings, this is about a
proposal 7 submitted and does it comply with the
current UEZ 8 law, if it does, if there is an objection
that is in 9 conflict with the law, how do we as a
Board deal 10 with that?

11 MS. BRUCK: Alternatively,
there is 12 nothing in the law that says that you
have to 13 approve every project just because it
falls within 14 the parameters of the statute, you are
certainly 15 able to vote against a proposal if you
have a 16 perfectly sound reason.

17 MS. DAVIS: So then as policy
making of
18 the Board, then I would like to advance
that this
19 should be the case across-the-board and
that we
20 should consider this as a policy change
of the
21 Board.

22 MS. BRUCK: That's for another
day.

23 MS. DAVIS: I want to advance
that, if we
24 are going to take that position then we
should take
25 that position across-the-board.

1 MS. FARBER: I just want to be
clear then.

2 The Authority is making or is
going to be

3 making a new policy at some point in time
in the

4 near future that even professional
services which

5 are allowed by law --

6 MS. BRUCK: Potentially, but
for the time

7 being what I would suggest is that you
follow our

8 advice by resubmitting the application
with your

9 justification for using these firms as
opposed to

10 going out for public bid, and we will
reconsider it

11 at that time. The current policy, you
know, may be

12 subject to further discussion.

13 MS. FARBER: And the pay-to-play
list that

14 the City maintains, if there are vendors
that are on

15 a pay-to-play list, that they are vendors
that the

16 City can use, that are pretty much just
selected,

17 architects, engineering firms that are
there right

18 now?

19 MS. BRUCK: What is your
question?

20 MR. STRIDICK: A fair and open
process

21 applies under State law.

22 MS. BRUCK: You want to use
these firms

23 and the Board members want to know why
you have

24 chosen them.

25 Your question is would you be
able to

1 continue to use them automatically
that's not a

2 yes or no. I am just suggesting that
whoever you do

3 use you need to justify why you are not
putting it

4 out for RFP.

5 MR. ABELAR: Dealing with the
subject of

6 pay to play, it would be good to bring up
that issue

7 as well.

8 MS. BRUCK: It might be
appropriate for

9 comment, but this will not be approved
unless you

10 supply sufficient justification for not
putting it

11 out for bid.

12 MS. FARBER: The fact that they
have been

13 doing work for us for ten years over the
course of

14 time?

15 MS. BRUCK: There might be some
other more

16 competitive rates, so the members want
to know why

17 you have selected and why you maintain
these

18 professionals, not just because we have
them there.

19 MR. ABELAR: Let me ask you, do
you have a

20 pay-to-play ordinance?

21 MS. FARBER: Yes.

22 MR. ABELAR: Can't you include
that with

23 whatever criteria you want to include,
that will be

24 up to you.

25 CHAIRMAN DRENNAN: Thank you,
we are going

1 to close the discussion on this and move
on.

2 Lakewood's contract amendment
request for

3 \$25,000 for Downtown Parking Development,
Phase

4 1-Appraisals (UEZA 07-134), increasing the
project

5 from \$25,000 to \$50,000, Mr. Corby?

6 MR. CORBY: Thank you, Mr.
Chairman and

7 members.

8 We are here today to increase
the

9 expenditure for appraisals for the
Township's effort

10 to locate and expand parking
opportunities.

11 Originally under this project,
UEZA

12 07-134, if I might just point it out?

13 CHAIRMAN DRENNAN: Can you
bring it up

14 closer so that the Board will be able to
see it?

15 MR. CORBY: This is Clifton
Avenue, which

16 is the heart of Lakewood and the
commercial shopping

17 area in Lakewood.

18 Here on the corner of 3rd --
excuse me,

19 4th Street is the Strand Theater.

20 We initially began this project
by looking

21 at this plot here (indicating) to expand

22 opportunities to do some appraisals. We
have begun

23 that process.

24 But in addition to that the
Township

25 Committee has -- let me first say that
parking in

1 Lakewood is like the weather, everybody
talks about

2 it, but, you know, we still have a
problem with it.

3 This is the Municipal Building
area, this

4 the Town Square, this is the block across
the

5 street.

6 Also with a municipal parking
lot here in

7 this area, and down here, this is also a
municipal

8 parking lot, as you can see it is
surrounded by some

9 businesses.

10 So the opportunity arose after
the

11 original approval to look at some of
these other

12 areas, parking around the Town Square
with some

13 commercial in order to make it a more
viable

14 location.

15 So in addition to this, this is
the

16 original project proposal, we would like
the
17 additional money to look at some
properties in these
18 three other blocks.

19 I might just say in conjunction
with this

20 the Township is working with New Jersey
Transit on

21 another park-and-ride area further up
about two

22 blocks up, so this is a coordinated
effort, this is

23 the UEZ part of the effort, if you will,
to seek out

24 available areas.

25 And we believe we need about
another

your 1 \$25,000 to do that, and I would ask for

2 approval.

3 MR. ABELAR: So moved.

4 MR. STRIDICK: Seconded.

5 CHAIRMAN DRENNAN: Discussion?

6 MR. STRIDICK: How many
appraisals were in

7 the first part of the package?

8 MR. CORBY: Actually we were
going to look

9 at five properties. We have three,
four, five

10 properties, we have let contracts with
an original

11 firm for three properties which has
already cost us

12 about eighteen thousand, in the area of
\$18,000.

13 MR. STRIDICK: Then from your
application

14 I believe you are going to three to five
additional

15 properties?

16 MR. CORBY: We will go to three
other

17 blocks, obviously we are not going to do
it on all
18 of the properties, but there are some
properties
19 which may be available, for instance, on
2nd Street
20 near the existing parking garage there
are four
21 properties which would reasonably be
available for
22 the Township to expand parking.

23 MR. STRIDICK: Thank you.

24 CHAIRMAN DRENNAN: Any more
questions?

25 (No response.)

1 CHAIRMAN DRENNAN: Then hearing
none, all
2 in favor?
3 MR. ABELAR: Aye.
4 MS. DAVIS: Aye.
5 MS. KOLLURI: Aye.
6 MR. STRIDICK: CHAIRMAN
DRENNAN: Aye.
7 Opposed?
8 None.
9 Abstentions?
10 None.
11 Motion carried.
12 Thank you, Mr. Corby.
13 CHAIRMAN DRENNAN: The next
item is
14 Millville's two requests, Don Ayres.
15 The first is for \$162,966 for
additional
16 firefighters.
17 MR. AYRES: Good morning.
18 I would like to introduce Fire
Chief
19 Kirkes (phonetic) who is with us today to
answer any

20 questions you may have regarding this
project.

21 Actually both of these
submissions are

22 driven by the same need, and that is
fortunately the

23 growth that we are having within the UEZ,
we are

24 having within the last couple of years in
our

25 interchange area, now an additional eight
hundred

1 thousand square feet of national
retailers and

2 restaurant chains, the growth of our
downtown with

3 the additional shops opening and
restaurants and

4 other venues, what is happening now at
our airport,

5 all of these are within the UEZ.

6 We are now under construction,
you

7 probably are getting tired of me talking
about New

8 Jersey Motor Sports Park which is about
three

9 hundred fifty acres actually actively
under

10 construction and we expect opening next
spring.

11 Events are being lined up and
we are

12 expecting in year one to start out with
some two

13 hundred fifty thousand additional
visitors, building

14 to about five hundred thousand people a
year by

15 year five.

16
constructing a

Directly adjacent to that

17
and we're

three hundred fifty acre industrial park,

18

actively talking to users there.

19
development,

And we have on our riverfront

20
of river-

which is all in the UEZ, about two miles

21
sites, we

front, formerly vacant factories and mill

22
for about a

are about to receive responses to an RFP

23
use

four hundred thousand square foot mixed-

24
two hundred

development downtown and we have another

25
to start

fifty thousand square feet that is going

1 construction complete with private
directly north of

2 that.

3 All of that being said, we have
the need

4 for additional UEZ firefighters and UEZ
police

5 officers. These will be providing
services to these

6 businesses and be proactive with major
industries

7 that are coming the Motor Sports Park
needing

8 assistance also.

9 For the firefighters we are
asking for two

10 positions that would be UEZ except for
emergency

11 situations and that would all be with the
existing

12 UEZ firefighter that's already been
approved.

13 CHAIRMAN DRENNAN: Thank you.

14 I'll take a motion.

15 MS. KOLLURI: So moved.

16 MR. ABELAR: Seconded.

17
discussion?

CHAIRMAN DRENNAN: Any

18
the motor

MR. ABELAR: It seems to me that

19 park will require a substantial amount of

20 firefighters.

21
try to be

THE CHIEF: Yes, it does, but we

22
make sure

proactive along with that so we want to

23
cars go out

that everything is in place before the

24

on the actual track with inspections.

25
municipal

MR. ABELAR: The percentage of

1 services is quite low, it is only five
percent per 2 year.

3 CHAIRMAN DRENNAN: Any other
discussion?

4 Hearing none, all in favor?

5 MR. ABELAR: Aye.

6 MS. KOLLURI: Aye.

7 MS. DAVIS: Aye.

8 MR. STRIDICK: Aye.

9 CHAIRMAN DRENNAN: Aye.

10 Opposed.

11 None. Abstentions?

12 None.

13 Motion carried.

14 The second item is for \$77,506
for an

15 additional UEZ police officer.

16 MR. AYRES: We currently have
three UEZ

17 police officers, one is a walking
patrolman and two

18 are on motorized patrol.

19 There is the same justification
with

five 20 tremendous growth that's happening, there
21 thousand acres in our UEZ, these growth
centers at 22 the interchange, the downtown and the
airport are 23 separate and we need some more coverage
and this 24 police officer reflects that need.

25 CHAIRMAN DRENNAN: Thank you.

1 Motion?
2 MR. STRIDICK: So moved.
3 MR. ABELAR: Seconded.
4 CHAIRMAN DRENNAN: Discussion?
5 Hearing none, all in favor?
6 MR. ABELAR: Aye.
7 MS. DAVIS: Aye.
8 MS. KOLLURI: Aye.
9 MR. STRIDICK: Aye.
10 CHAIRMAN DRENNAN: Aye.
11 Opposed?
12 None.
13 Abstentions?
14 None.
15 Motion carried.
16 Thank you very much.
17 Next is Mount Holly's request
for \$210,000
18 for acquisition of 101 Washington Street,
Mr. Kevin
19 Mizikov.
20 MR. MIZIKOV: As the Chairman
stated, our

21 project has requested \$210,000. \$200,000
is for the

22 actual acquisition of the property, with
\$10,000 in

23 professional services for lawyer and
closing fees.

24 101 Washington Street is
located in one of

25 the three primary gateways or
intersections to our

1 downtown business district.

2 The property has been vastly
under -

3 utilized since the late nineteen-
seventies and has

4 actually been vacant since the early

5 nineteen-nineties.

6 The construction of the
twenty-four

7 thousand square foot building is
completely located

8 within UEZ and is also located within
the Mount

9 Holly Township designated area in need of

10 redevelopment according to State law.

11 We have looked to acquire this
property as

12 the final piece of that four-acre
development and

13 then have an environmental assessment
done and turn

14 it over to a developer to redevelop the
entire four

15 acre site.

16 We feel that getting this plot
is the last

17 key piece of actually moving forward with
the
18 development since there will be one
owner, which
19 will be the UEZ/Town.

20 So we are asking for your
consideration of

21 this project today, it will vastly enable
us to have
22 new development in town and help increase
the
23 ability to help other projects.

24 CHAIRMAN DRENNAN: Thank you.

25 Make a motion?

1 MS. DAVIS: so moved.

2 MR. STRIDICK: Seconded.

3 CHAIRMAN DRENNAN: Discussion?

4 Hearing none, all in favor?

5 MR. ABELAR: Aye.

6 MS. DAVIS: Aye.

7 MS. KOLLURI: Aye.

8 MR. STRIDICK: Aye.

9 CHAIRMAN DRENNAN: Aye.

10 Opposed?

11 None.

12 Abstentions?

13 None.

14 Motion carried. Thank you.

15 The next item is North
Bergen's request

16 for \$487,872 for a closed circuit
television public

17 security system, Phase II, Barbara
Lawton.

18 MR. PITTFIELD: Barbara Lawton
and Kim

19 Nicolliello, the Mayor is here today.

20
consideration

We have come to ask for your

21 for Phase II of our CCTV program. Phase
II is

22 basically the refurbishing and
retrofitting of the

23 Township's existing PAL building.

24 CHAIRMAN DRENNAN: Okay, thank
you.

25 Do I have a motion?

1 MS. DAVIS: So moved.

2 MR. ABELAR: Seconded.

3 CHAIRMAN DRENNAN: Discussion?

4 MR. STRIDICK: I have a
question. Do you
5 have a plan, it sounds like my previous
request, do
6 you have a plan of the facility and the
scope of
7 work?

8 MR. PITTFIELD: Yes, that was
submitted
9 with the application. Would you like to
see it?

10 MR. STRIDICK: When I viewed
the map it
11 comes out to about \$182 a square foot,
and that
12 seems significant for that scope.

13 I am wondering what is being
included.

14 You are occupying say 75 percent--

15 MR. PITTFIELD: 80 percent.

16 MR. STRIDICK: And you are just
renovating
17 a building, you're not building a
building.

18 retrofitted.

MR. PITTFIELD: It is being

19 that.

MR. STRIDICK: I understand

20 equipment,

And is it including the CCTIV

21 or just the physical structure?

22 structure. I

MR. PITTFIELD: The physical

23 other

should point out, there are four or five

24 one of which

buildings that are under consideration,

25 UEZ

is the building that currently houses our

1 office for which we pay rent. We
couldn't get this

2 guy to budge off the million dollar mark,
that's

3 what he wanted for the entire building.

4 MR. STRIDICK: I think it's
great that you

5 are using a building that's already in
your --

6 MR. PITTFIELD: Exactly, and
obviously

7 there would never be any rent charge to
the UEZ for

8 this purpose.

9 MR. STRIDICK: I am just
questioning the

10 amount.

11 MR. PITTFIELD: That's not to
say that

12 that's exactly what we would spend. The

13 professionals in this regard probably
were very

14 conservative, and until actual specs are
developed

15 and the project is bid out we will have a
better

16 idea.

17
estimates?

MS. BRUCK: These are

18

MR. PITTFIELD: Yes.

19
try to do

MS. BRUCK: You are going to

20 better?

21

MR. PITTFIELD: Absolutely.

22
discussion?

CHAIRMAN DRENNAN: Any further

23
to the

MR. STRIDICK: Again, I'm new

24
constitutes.

Board, but I am not sure what all this

25
what is

Will we get an accounting of

1 actually spent on this?

2 MS KUBE: Any money that they do
not spent

3 gets returned to the project account.

4 CHAIRMAN DRENNAN: It's a
reimbursement

5 process. Once you approve the project
they have to

6 submit all receipts.

7 MS. KUBE: They are asking for
\$487,000,

8 they may only spend four hundred
thousand, that's

9 what they will ask reimbursement for, and
that

10 remaining money will be returned to their
project

11 account for future projects.

12 MR. STRIDICK: Again, my point
is \$182 per

13 square foot for a retrofit, even if you
take out the

14 contingencies, \$166 per square foot for
the building

15 to be retrofitted is high, not a
conservative cost

16 at all.

17 I have only had this plan for a
couple of

18 seconds and I am not the architect and I
haven't

19 done the programming and I haven't done
the

20 specifications, but I would think that
building a

21 new building would be done at \$186 a
square foot,

22 renovating a building, probably in the
seventy-five

23 to ninety-five dollar range.

24 MS. DAVIS: Is that in the New
Jersey

25 market?

16 type of a center and this firm was
selected based on

17 their experience and their cost.

18 So it is possible that we might
have found

19 an architect, that there might be an
architect who

20 can design this who would give us a lower
cost per

21 square foot, but unfortunately we
followed the

22 process and put out an RFP and selected
this

23 individual based on that.

24 MR. STRIDICK: I'm not
questioning that.

25 MS. LAWTON: The Township
Engineer has

1 pretty much confirmed--

2 MR. PITTFIELD: Building
materials

3 fluctuate almost hourly right, so I think
that's why

4 we have the beefed up contingency in
there.

5 I think as Kathy pointed out,
perhaps we

6 should just let the bidding process be
and see where

7 we are going to be with this and the
moment the

8 contract is awarded we will make you guys
aware of

9 it.

10 MS. BRUCK: Only one person can
talk at a

11 time.

12 CHAIRMAN STRIDICK: Anything
further?

13 MR. STRIDICK: No.

14 CHAIRMAN DRENNAN: Any other
discussion?

15 Hearing none, all in favor?

16 MR. ABELAR: Aye.

17 MS. DAVIS: Aye.

18 MS. KOLLOURI: Aye.

19 MR. STRIDICK: Opposed.

20 CHAIRMAN DRENNAN: Abstention?

21 None.

22 Again, the motion did not
carry.

23 MR. STRIDICK: I don't know
what the next

24 step would be to satisfy this.

25 CHAIRMAN DRENNAN: The issue
here, I mean

1 just the process, they are going out for
RFP and
2 they are going to look for a bid. They
would come
3 back--unless they came back to us and not
exceed
4 this cost or fall under this cost--
5 MR. CAREY: They can come back
and justify
6 the cost.
7 MR. STRIDICK: I think that
might be the
8 point.
9 Would it be, to move this
along, in all
10 fairness, to put it out for bid and then
to bring
11 those real bids--
12 MR. PITTFIELD: I can't put it
out for bid
13 unless you guys approve it.
14 MR. STRIDICK: Then we can't do
anything
15 about it. I mean I will change my vote.
16 MSW. BRUCK: Should we take
another vote?

17 Do you want to make another motion to
reconsider

18 this project?

19 MR. STRIDICK: I'm interested -
- I just

20 have a hard time digesting \$182 per
square foot,

21 even though that that is a ballpark, a
guesstimate

22 so far and we need to kind of base it on
the

23 guesstimate.

24 I will make a motion to
reconsider it and

25 as a matter of courtesy to bring those
bids back to

1 the Board for review even though we can't
do
2 anything about it at that point because
we approved
3 it.

4 It is a matter of satisfying
the curiosity
5 that we are really hitting \$182 a square
foot
6 because that's a tremendous amount of
money for the
7 scope of this work.

8 MS. BRUCK: That changes the
motion, that's
9 a caveat on the motion, an obligation to
report back
10 to the Board.

11 MR. STRIDICK: Once the bids
are received.

12 CHAIRMAN DRENNAN: Just as a
question of

13 process, once they go out for bid,
Kathy, when do

14 we get that?

15 MS. KUBE: We generally don't.
This is the

16 first time this has come up.

17
follow-up report

MS. BRUCK: It would be a

18 as to what the final--

19
up, send me

MS. KUBE: They can do a follow-

20 something and I will forward it to the
Authority for

21 their information.

22 MS. DAVIS: Historically when

23 municipalities come before the Board in
this type of

24 matter you always want reports to say or
to do a

25 follow-up?

1 analyze the cost

2 and see that it is properly expended
before they

3 issue a reimbursement.

4 MS. DAVIS: The feedback that
Staff

5 receives, whether it is a report or
otherwise, I'm

6 asking, would it also provide information
on the

7 result of the bid, how much the--

8 MS. BRUCK: That calculation
could be made

9 by Staff if they put it together, but it
is not a

10 requirement that they report back, it is
my

11 understanding, about what the square foot
cost was

12 in a given construction project, for
example.

13 MS. DAVIS: But if we are
reimbursing you,

14 who are we reimbursing for them?

15 MS. BRUCK: They are reimbursed
for a

16 specific job done, they will send in that
they have

17 spent \$6,000 on fireworks, say it is
Asbury Park,

18 and we had to pay \$4,000 for a booth--

19 MS. DAVIS: I understand that,
but we are

20 not talking about the same thing.

21 MS. BRUCK: Is this a security
system, I

22 guess it is under construction and still
has to be

23 dry-walled?

24 CHAIRMAN DRENNAN: On page 9 we
have an

25 itemized list of what they are, of what
their

1 estimate of the costs are.

2 They will be submitting in
reimbursements

3 for the project which will then get
reimbursed up to

4 the amount we have approved here and
Staff will be

5 able to compare it with what they
understand from

6 the approved packet that the City was
going to be

7 spending it on.

8 MS. DAVIS: Going forward, can
we get that

9 information back not just in this
specific case but

10 across-the board, information back on
bids so we

11 know as a Board what was finally approved
and why,

12 and make it a policy across-the-board?

13 MS. BRUCK: I'm not sure we--

14 CHAIRMAN DRENNAN: We will take
it into

15 consideration, you have made the
statement and it

16 was taken down and it will be considered.

17 We need to finish.

18 We have a motion to reconsider
the vote

19 that we have just taken.

20 MR. STRIDICK: With the
contingency of

21 following up to this Board once the bids
have been

22 received before the award of contract, I
mean once

23 the bids are received we know what the
bottom line

24 was.

25 MS. BRUCK: This is a caveat,
you want to

1 follow it up.

2 MR. STRIDICK: Can you put the
motion --

3 MS. BRUCK: I just want to
understand

4 what you mean, that they can go forward
with their

5 project, they just have to report back to
the Board

6 what the ultimate results were, you want
a square

7 foot analysis?

8 MR. STRIDICK: That's the bottom
line.

9 CHAIRMAN DRENNAN: Let's get to
the

10 motion, make the motion.

11 MR. STRIDICK: The motion is to
approve

12 this project and move forward, with the
caveat that

13 the Applicant will report back to this
Board once

14 bids are received as to what the bottom
line of the

15 accepted bids would be.

16 MR. PITTFIELD: Sure, that's
easy.

17 MR. ABELAR: So moved.
18 CHAIRMAN DRENNAN: Seconded?
19 MS. DAVIS: Seconded.
20 CHAIRMAN DRENNAN: Discussion?
21 None.
22 All in favor?
23 MR. ABELAR: Aye.
24 MS. DAVIS: Aye.
25 MS. KOLLURI: Aye.

1 MR. STRIDICK: Aye.
2 CHAIRMAN DRENNAN: Aye.
3 Opposed?
4 None.
5 Abstentions?
6 None.
7 Motion carried.
8 The next item is North
Wildwood's request
9 for \$202,480 for trash cans and benches,
Lou
10 Ferrarg.
11 MR. FERRARA: Thank you for
hearing our
12 request this morning.
13 As we described in the project,
the
14 boardwalk is the very heart of our
business
15 community in Wildwood. On any given
weekend night
16 we can see up to two hundred fifty
thousand to three
17 hundred thousand pedestrians on the
boardwalk.

18 Pedestrians create a tremendous amount of
trash,
19 they are all looking for a place to sit,
relax and
20 enjoy themselves.
21 I can tell you on any given
weekend night
22 our Public Works Departments
independently, both
23 Wildwood and North Wildwood, will put up
to ten
24 trash bags into a trash can that will be
taken out
25 and replaced through the night. That's
the amount

1 amount of trash that pedestrians will
generate on

2 any given night during the summer.

3 It is a tremendous job keeping
the

4 boardwalk clean, it is a tremendous job
keeping the

5 boardwalk intact because of the weather.

6 We are constantly upgrading and
that's why

7 we are here today to request funding.

8 The trash cans that we are
requesting

9 today are part of a system, we have these
trucks

10 that drive up to the cans, pick them up
and dump

11 them automatically. They are made of
polystyrene,

12 they are very, very durable, they are
meant to last

13 for many years to come.

14 CHAIRMAN DRENNAN: Thank you.

15 Motion.

16 MR. STRIDICK: So moved.

17 MS. DAVIS: seconded.

18
discussion?

CHAIRMAN DRENNAN: Any

19
the

MR. STRIDICK: Where do you get

20 weight?

21
becomes an issue

MR. FERRARA: The weight

22
sixty gallon

on dumping. On the City streets we have

23
automatic

cans but they are picked up with an

24 system.

25
enough for the

We have to make them light

1 workers to be able to lift them up.

lifting 2 MR. STRIDICK: It isn't a power

3 system?

4 MR. FERRARA: It is a lifting

system, but 5 it gets pretty heavy, people dump all

kinds of 6 stuff in there and we have to be real

careful about 7 it.

8 CHAIRMAN DRENNAN: Thank you.

9 Any other discussion?

10 None.

11 All in favor?

12 MR. ABELAR: Aye.

13 MS. DAVIS: Aye.

14 MS. KOLLURI: Aye.

15 MR. STRIDICK: Aye.

16 CHAIRMAN DRENNAN: Aye.

17 Opposed.

18 None.

19 Abstentions?

20 None.

21 Motion carried.

22 Number 15, Wildwood City's
request for

23 \$403,099 for Fox Park Construction
Project, Mr.

24 Ferrara?

25 MR. FERRARA: My name is Lou
Ferrara, I'm

1 here on behalf of Wildwood.

2 Wildwood has a piece of
property that is

3 referred to as Fox Park. It's about five
4 hundred feet from the entrance to our
convention

5 center and in the past year if you take a
look at

6 our project proposal, in conjunction with
the Duwat

7 (phonetic) Preservation League and made
possible by

8 half a million dollars in private grants
and a half

9 million dollars in City funding we built
a building

10 called The Surfside Restaurant which you
have

11 pictures of in your package.

12 That's going to house half of
the Duwat

13 Museum, the other half is an open air
amphitheater

14 that is absolutely phenomenal. The
project has been

15 built and is complete. The biggest part
of it was

16 done with private funding.

17 Adjacent to that there used to
be a

18 basketball court that has a concrete
surface. We

19 have taken that basketball court out. It
is a lit

20 area, and what we would like to do is
along with the

21 amphitheater create a new destination,
and that

22 destination being this nature trail that
you see in

23 front of me.

24 It has a poured-in-place
surface which we

25 have been told by our engineers is the
safest, most

1 effective surface for the Shore. Part of
the
2 problem with surfaces other than poured-
in-place,
3 other municipalities might use wood
chips, but at
4 the Shore we get enormous winds so the
chips would
5 be gone in a couple of days.

6 It will bring hundreds of
children to
7 that park specifically along with the
amphitheater
8 attraction and it's been widely accepted
by all of
9 the businesses in the Town because they
see it as
10 being one more attraction that the City
offers, a
11 free attraction to the visitors to the
community.

12 We are a very heavily tourism
based
13 community and the more attractions we can
offer to
14 the children the more business we are
going to do in
15 the community.

16 CHAIRMAN DRENNAN: I'll take a
motion.

17 MR. ABELAR: So moved.

18 MS.KOLLURI: Seconded.

19 CHAIRMAN DRENNAN: Discussion?

20 MR. STRIDICK: How many square
feet is the

21 poured surface?

22 MR. FARRARA: The poured surface
is quoted

23 at ten dollars per square foot.

24 If I can explain, this might
make the

25 whole conversation a little simpler, we
are guided

1 by State law when it comes to pouring, so
when we go
2 to our engineer or to a manufacturer we
ask them to
3 estimate what they think the project
would cost
4 based on bidding, the State bidding
process.

5 Now, the play-set is a product
that is

6 going to be purchased under State
contract, in other

7 words the manufacturer has already gone
through the

8 State bidding process and been approved
to sell this

9 to the municipality.

10 It saves us a tremendous amount
of time;

11 you don't have to write the specs, you
don't have to

12 put it out for bids, receive bids, take
the lowest

13 bidder and in a lot of cases have to
accept the bid

14 that is substandard because they only
based it on

15 cost.

16 comes to paying for the project it's
going to be

17 based on that bid price that's set by
State law. We

18 are required to take the lowest possible
price.

19 We can't pay more if we wanted
to. We

20 have to have a legal and fair open
bidding system

21 for any of those products.

22 MR. STRIDICK: Do you know the
area of the

23 square footage?

24 MR. FERRARA: The square footage
is going

25 to cover the concrete slab that the
basketball court

1 did cover, I don't know the exact -- it
is a full

2 size regulation slab for a basketball
court, I don't

3 know what the actual size of that area
is, but I can

4 do the math, it is ten dollars a square
foot, so I

5 can back it up.

6 MR. STRIDICK: There are two
variables.

7 One is that the cost may not go up to ten
dollars a

8 square foot.

9 And then the area may not equal
a

10 thousand square feet, it might be eight
thousand

11 square feet.

12 MR. FERRARA: And we are always
interested

13 in getting the best price; this is our
money.

14 MR. STRIDICK: With regard to
the sign

15 garden, according to the application it's
over-

16 budget; those cost overruns, what is the

17 justification, what is the nature of
them?

18 I didn't find anything really
in the

19 narrative.

20 MR. FERRARA: If I could I'll
explain that.

21 When we were designing this
project we were

22 using private funding and City bonding.
We spent

23 about a million dollars on the project.
They had

24 planned to put a sign garden in the
front of the

25 project which was no more than
foundations that had

1 steel girders bolted to them to hold up
these

2 antique decorative signs for the
nostalgic hotels.

3 What we found out is based on
the wind

4 shear figures that we got from the
engineers they

5 had to be a lot more substantial than
they ever

6 guessed they would be to support those
signs because

7 it is two hundred yards from the beach,
very close

8 to a very high wind situation.

9 They ran out of money.

10 So the original plans had
included a

11 pathway around the sign garden, some
fencing around

12 the sign garden, some signage.

13 None of that was possible, and
at the last

14 minute the Mayor asked me if I could
include some of

15 that money in that project.

16 All of those things, again,
will be done

17 under State law, they will not be
purchased

18 outright, they will be bid with the rest
of the

19 project.

20 Again, it can include fencing
for the sign

21 garden, signage, additional concrete
pathways, not

22 to exceed \$150,000.

23 Basically it is an element of
the project

24 to put the finishing touches on the
facility so

25 that not only do we keep people safe but
protect the

1 property.

2 MR. STRIDICK: I had no idea
what the

3 scope was.

4 CHAIRMAN DRENNAN: Any other
discussion?

5 Hearing none, all in favor?

6 MR. ABELAR: Aye.

7 MS. DAVIS: Aye.

8 MS. KOLLURI: Aye.

9 MR. STRIDICK: Aye.

10 CHAIRMAN DRENNAN: Aye.

11 Opposed?

12 None.

13 Abstentions?

14 None.

15 Motion carried.

16 Passaic's contract amendment
request for

17 \$90,000 for Commercial Redevelopment
Project Phase

18 III (UEZA No. 07-27) increasing the
project from

19 \$1,870,000 to \$1,960,000. This is both an
extension

20 and an increase.

21 MR. CARTER: Before we start,
is it 22 permissible to ask counsel a question?

23 Some of the previous ones that
came

24 through, the motion was carried; does
that mean

25 there needs to be five "yes" votes?

1 MS. BRUCK: There needs to be a
majority
2 passing the proposal. The majority is
based upon
3 nine potential members of the Authority,
so that
4 means five. Unfortunately we have two
vacancies and
5 we have one person, a public member--
6 CHAIRMAN DRENNAN: Three
vacancies.
7 MS. BRUCK: And one public
member is not
8 here today.
9 MR. CARTER: So all five have to
be "yes"?
10 CHAIRMAN DRENNAN: Or four with
an
11 abstension.
12 MS. BRUCK: If we have an
abstention that's
13 because somebody is undecided or out of
the room,
14 that would still be counted as a "yes"
vote. If we
15 have a recusal that would be tantamount
to a "no".

16 You need five positive votes to carry
the proposal?

17 Does that answer your question?

18 MR. CARTER: Thank you.

19 MS. BRUCK: Do you want to
leave now?

20 MR. CARTER: No, we are ready
to go

21 forward.

22 This is Phase III- of the
project.

23 Originally it was called the Commercial

24 Redevelopment Project which began back in
2004.

25 We surveyed our commercial
areas and found

1 eleven vacant commercial properties, so
they did a

2 Scattered Site Redevelopment
Investigation, and this

3 was all done with UEZ funds back then in
2004, and

4 we are quickly following it up with
redevelopment

5 plans for those eleven properties.

6 What is happening with these
eleven

7 properties since we did these studies and
put these

8 into redevelopment areas with the UEZ
funds, four of

9 them since 2004 have actually been
completed,

10 occupied and the whole bit, and four are
currently

11 under construction. That brings it to
eight.

12 Two have been sold or
transferred to

13 developers and those developers are
putting together

14 plans to do those properties.

15 There is one that not much has
happened

16 on, and that's the subject of this
contract

17 amendment request.

18 On Phase II we actually for two
of those

19 properties, one which is under
construction and one

20 which is in the planning stages, we got
about six

21 hundred thousand in funds allocated
through the UEZ

22 to acquire those properties, so we are
moving ahead

23 very quickly.

24 Once we did that and moved to
acquire the

25 properties, in one case the owner went
forward and

1 started a project itself that is under
construction.

2 In the other case the owner
opted to sell

3 privately to a designated developer. Out
of the

4 eleven properties, four are done, four
under

5 construction, two in planning stages, ten
out of the

6 eleven are being done without acquisition
by a

7 public entity.

8 Phase III of this project is
very similar

9 to Phase II where we received funding to
acquire the

10 eleven properties, and that's the biggest
one.

11 That's a property in the center of
Passaic.

12 Instead of taking a new picture
of this

13 property we have it prominently on our
marketing

14 brochure. This property is right smack
in the City

15 of Passaic right smack in the middle of
our

16 building you

downtown. It is the most prominent

17 stories,

will find in the City. It is about eleven

18 vacant for

eighty thousand square feet, it's been

19

over a decade.

20 with the

The City tried to do something

21 architectural

property in 1995. We commissioned an

22 what they

review so developers would have some idea

23 them.

were up to if they wanted to rehabilitate

24 appraisal and

It went through the original

25 the

got the approval for that appraisal for

1 acquisition, but as time went by, now we
are poised

2 to continue that process, the appraisal
needed to be

3 more current, so we updated the appraisal
which came

4 back five percent higher and this
reflects that

5 ninety thousand dollar increase.

6 I believe this original
project, Phase

7 Iii, plus this amendment should be
approved in its

8 original form. The way the process
works, now we

9 make the owner an offer for the appraised
value; by

10 law we have to enter into bona fide
negotiations

11 with that owner.

12 Typically what happens if they
are at all

13 interested in selling they would
commission their

14 own appraisal, typically those appraisals
are a

15 little different, and you negotiate the
difference.

1 our negotiation with the owner fails or
if the owner
2 fails to develop the property themselves,
which we
3 would hope does happen, we would come
back and try
4 to justify it to you.

5 CHAIRMAN DRENNAN: Motion?

6 MR. STRIDICK: So moved.

7 MS. KOLLURI: Seconded.

8 CHAIRMAN DRENNAN: Discussion?

9 MR. ABELAR: What was the
conditional
10 proposal you were proposing?

11 MR. CARTER: Not proposing, I
am offering

12 it. If you want to make condemnation the
very last

13 thing, if you want us to pursue every
other avenue

14 and come back in case it does not work,
we could do

15 that.

16 I think the way to do that
would be to say

17 this additional ninety thousand dollars
subject to

18
condemnation

this amendment shall not be used for

19
towards

but may be used for interest payments

20
acquisition.

21
with your

MR. ABELAR: I would go along

22
estate -- I'm

proposal, this is very valuable real

23
would be the

not sure if the City acquired it, it

24
best use.

25
it's our

MR. CARTER: Frankly I think

1 second worse alternative and the worst
alternative

2 is leaving it the way it is.

3 CHAIRMAN DRENNAN: On the issue
of

4 condemnation, that's something that we
don't have

5 definitely a policy on as of now or
regulation

6 against use of condemnation, and clearly
the

7 Governor has expressed some concerns over
the course

8 of the last couple of years on the use of
9 condemnation as a sort of restrictive
nature of

10 this.

11 Is this a residential property?

12 MR. CARTER: It's a commercial
property,

13 it's been vacant for about twelve years.
It was

14 originally developed as a bank. The last
use was a

15 multi-tenant office. The redevelopment
plan calls

16 for it to continue to be commercial use.

17
is that this

MS. BRUCK: The understanding

18
purchase; is

is only to acquire for a concentual

19 that correct?

20
of a

MR. CARTER: My offer is kind

21
thousand

compromise, that this additional ninety

22 would be used for that.

23
proposed use of

MS. DAVIS: What is the

24
redeveloped

this property once it is acquired and

25 and so forth?

16
is premature

MR. CARTER: At this point it

17 to be looking for tenants for the
property. Most

18 tenants don't want to come in and say
I'll sign a

19 lease for three years in the future.

20 MS. DAVIS: I understand that.

21 I mean as to option C, has the
City

22 thought that through, assuming it is
vacant and it's

23 not developed?

24 MR. CARTER: Yes, we have. In
fact you

25 have in your Staff now Phase IV, and
Phase IV was

1 to, if we do acquire it by some miracle,
and they
2 just accept our offer and we negotiate a
purchase,
3 to do what the architects call
weatherize,
4 stabilize and secure the property, what
you have, to
5 do something with it, and then to hire
architectural
6 firms that actually do bid specs for the
7 rehabilitation of the property.

8 What we plan to do if it goes
this
9 far--I've got to tell you, our hope is, as
you can
10 see from ten of the eleven of the other
ones that we
11 had, our hope is that the owner will
finally do
12 this.

13 The owner of the property is a
large real
14 estate developer so he certainly has the
resources.

15 CHAIRMAN DRENNAN: Any other
discussion?

16 (No response.)

1 approval you

MR. ABELAR: Without this

2 cannot negotiate with the owner?

3 have another

MR. CARTER: We would have to

4 source of revenue to do that.

5 negotiate

MS. BRUCK: Typically they would

6 and enter into some kind of option with
the owner.

7 approves

CHAIRMAN DRENNAN: If the Board

8 this, the approval of the increase, there
has

9 already been an approval for the
acquisition of this

10 property?

11 if the

MR. CAREY: I just want to ask,

12 has agreed

vote is to approve this and the Applicant

13 further Board

that they will come back and ask for

14 domain?

approval if you need to resort to eminent

15 a solution

MR. CARTER: I offered that as

16 in case you had a problem with this. I
mean we
17 would prefer it be done without that but
we are
18 going to be back here on this project
probably
19 numerous times.

20 MS. BRUCK: I am not sure your
question
21 was answered. If they went out and got an
appraisal
22 and the updated appraisal number was
ninety
23 thousand dollars more than anticipated
and now you
24 come back with an increase to offer it at
face value
25 to the property owner, and if it is not
accepted you

1 are going to come back to the Authority
and present
2 your alternative for your options beyond
that?
3 MR. CARTER: Correct.
4 If we end up negotiating. The
numbers
5 will be different anyway, if we come back
at that
6 point.
7 MS. BRUCK: With those
representations we
8 can vote.
9 CHAIRMAN DRENNAN: Unless there
is any
10 other discussion, hearing none, all in
favor?
11 MR. ABELAR: Aye.
12 MS. DAVIS: Aye.
13 MS. KOLURI: Aye.
14 MR. STRIDICK: Aye.
15 CHAIRMAN DRENNAN: Aye.
16 Opposed?
17 None.
18 Abstentions?

19 None.

20 Motion carried.

21 (Short recess.)

22 CHAIRMAN DRENNAN:
Pleasantville has two

23 requests, the first one is for \$533,250
for city

24 center property acquisition, Phase II,
Roger Tees.

25 MR. TEES: This first project is
for funds

1 to acquire two properties immediately
adjacent to a
2 large tract of City owned land that has
been
3 targeted for the relocation of City
government
4 services and facilities.

5 This is being done in the
context of the
6 City Center Redevelopment Plan that is in
effect for
7 thirty acres of the Urban Enterprise
Zone's downtown
8 business district.

9 These funds will pay for the
acquisition
10 of the two properties under agreements of
sale with
11 those residential owners as well as
sufficient costs
12 required for title surveys and other
legal expenses
13 for the project.

14 CHAIRMAN DRENNAN: Thank you.

15 I'll take a motion.

16 MS. DAVIS: so moved.

17 MR. STRIDICK: Seconded.

18 Discussion?
19 Hearing none, all in favor?
20 MR. ABELAR: Aye.
21 MS. DAVIS: Aye.
22 MS. KOLLURI: Aye.
23 MR. STRIDICK: Aye.
24 CHAIRMAN DRENNAN: Aye.
25 Opposed?

1 None.

2 Abstentions?

3 None.

4 Motion carried.

5 The second item is \$680,375 for
the city

6 center property acquisition Phase III.

7 MR. TEES: Mr. Chairman, these
three

8 properties are within the City
Redevelopment Area of

9 the Central Business District. They are
all

10 properties necessary to achieve the
redevelopment

11 plan.

12 The agreements of sale of all
have been

13 negotiated under voluntary sales and in
good faith.

14 Again, the acquisition would
allow the

15 City through the UEZ to make them part of
many other

16 parcels that we acquired or that the City
owns to

17 any developer that may be designated for
the
18 redevelopment plan for our community.
19 CHAIRMAN DRENNAN: I'll take a
motion.
20 MR. STRIDICK: So moved.
21 MR. ABELAR: Seconded.
22 CHAIRMAN STRIDICK: Any
discussion?
23 MR. STRIDICK: Just that the
professional
24 services are hovering around 2 to 2.3
percent.
25 MR. TEES: We based it on RFPs
that we put

1 out as well as our experience having
purchased other

2 properties, we don't want to run up the
cost of

3 property acquisition, that sets a bad
precedent, so

4 we are trying very hard to keep those
costs down.

5 CHAIRMAN DRENNAN: Any other
discussion?

6 None.

7 All in favor?

8 MR. ABELAR: Aye.

9 MS. DAVIS: Aye.

10 MS. KOLLURI: Aye.

11 MR. STRIDICK: Aye.

12 CHAIRMAN DRENNAN: Aye.

13 Opposed?

14 None.

15 Abstentions?

16 None.

17 Motion carried.

18 MR. TEES: May I just introduce
for

19 recognition Derrick Benz (phonetic) and
Warren

20 Berger. Derrick is with the New Jersey
Economic

21 Development Association, commercial
lenders; Mr.

22 Berger is the Senior Project Officer of
the Real

23 Estate Division of the EDA.

24 Both of these gentlemen have
been our

25 partners in the City Center Redevelopment
Initiative

1 and you will see them again with other
projects as
2 we move forward.

3 CHAIRMAN DRENNAN: Thank you.

4 Finally, Vineland's two Second
Generation
5 Fund requests. First is for \$500,000 for
economic
6 development loan to BDGS, Inc.

7 Jim Lelli?

8 MR. LELLI: The first one is a
half a
9 million dollar loan to BDGS Realty. They
are a
10 holding company for Vineland's privately
owned
11 industrial park, and this loan is to
provide the
12 additional building space for one of our
existing
13 bakeries that is going to expand.

14 So this loan is a second
generation loan.

15 It creates a lot of construction jobs.

16 More importantly, the money
will be added

17 back to our Second Generation Loan Fund
to be used

18 over and over again.

19 CHAIRMAN DRENNAN: I'll take a
motion.

20 MS. DAVIS: So moved.

21 MR. STRIDICK: Seconded.

22 CHAIRMAN DRENNAN: Discussion?

23 Hearing none, all in favor?

24 MR. ABELAR: Aye.

25 MS. DAVIS: Aye.

1 MS. KOLLURI: Aye.
2 MR. STRIDICK: Aye.
3 CHAIRMAN DRENNAN: Aye.
4 Opposed?
5 None.
6 Abstentions?
7 None.
8 Motion carried.
9 The second item is \$106,878 for
an
10 economic development loan to Bispo Real
Estate
11 Holdings, LLC.
12 MR. LELLI: That is the holding
company
13 that is going to house the offices of a
new
14 physician specializing in obstetrics and
gynecology,
15 and his wife is also a pediatrician.
16 Vineland's population is
growing, a lot
17 of younger kids are coming along so have
been having
18 to have some new practitioners in that
field.

19
Hospital has

Of course, our new Regional

20
physicians for

been instrumental in attracting new

21 Vineland, so we are very happy with that.

22
mortgage loan to a

Again, this is a second

23
to have

business office and we will be very happy

24 this.

25
used over and

Again, the money gets to be

1 over again.

2 CHAIRMAN DRENNAN: Thank you.

3 I'll take a motion.

4 MS. DAVIS: So moved.

5 MR. STRIDICK: Seconded.

6 CHAIRMAN DRENNAN: Any
discussion?

7 MR. STRIDICK: I just want to
make a note

8 that on page 2, the first paragraph with
regard to

9 the physician's license, it's actually
the New

10 Jersey Division of Consumer Affairs.

11 MR. LELLI: Thank you for
pointing that out

12 to me, I appreciate that.

13 CHAIRMAN DRENNAN: Any
discussion?

14 MR. ABELAR: How much are you
seeking for

15 contributions by the borrower?

16 MR. LELLI: Thirty-six thousand,
which is

17 ten percent of the project. That's our
normal

18 guideline, the borrower has to contribute
a minimum
19 of ten percent, the primary owner puts
in
20 two-thirds of the remaining balance and
the City of
21 Vineland and the City of Vineland follows
up with a
22 second mortgage for the rest of the
project.

23 MR. ABELAR: The owners are
guaranteeing

24 it personally?

25 MR. LELLI: Yes.

1 MR. STRIDICK: Just to follow
up on that,
2 the other \$359,000 is actually a mortgage
being paid
3 by--

4 MR. LELLI: That's correct.
5 Sun Bank is the primary lender
with 216.

6 The UEZ is the secondary lender with one
hundred and
7 six thousand.

8 CHAIRMAN DRENNAN: Any other
discussion?

9 Hearing none, all in favor.

10 None.

11 Opposed?

12 None.

13 Abstentions?

14 None.

15 Motion carried.

16 Thank you very much.

17 Moving on to the consent
agenda, without

18 objection I will take a motion to
consider all items

of 19 on the consent agenda with the exception

20 Plainfield, UEZA, 04-144 which is being
withdrawn

21 from the agenda.

22 MS. DAVIS: So moved.

23 MS. KOLLURI: Seconded.

24 CHAIRMAN DRENNAN: Discussion?

25 Hearing none, all in favor?

1 MS. DAVIS: Aye.
2 MR. ABELAR: Aye.
3 MS. KOLLURI: Aye.
4 MR. STRIDICK: Aye.
5 CHAIRMAN DRENNAN: Aye.
6 Opposed?
7 None.
8 Abstentions?
9 None.
10 Motion carried.
11 I don't believe there is any
other
12 business so we can move on to the open
public forum.
13 MR. ABELAR: I would just like
to comment
14 that I would like to welcome Mr. Stridick
here
15 today, he is giving us a new perspective.
16 And secondly, today we touched
briefly on
17 an issue which we may have to study here,
which is
18 the pay-to-play law that the State has.
It may have

19 some bearing on all of our discussions as
well. We

20 referred to them briefly, that subject. I
guess it

21 would have some implications on our
discussions.

22 CHAIRMAN DRENNAN: Any other
discussion

23 from the Board or from the public?

24 Hearing none, I will take a
motion to

25 adjourn.

1 MR. STRIDICK: So moved.
2 MS. DAVIS: Seconded.
3 CHAIRMAN DRENNAN: All in favor?
4 MR. ABELAR: Aye.
5 MS. DAVIS: Aye.
6 MS. KOLLURI: Aye.
7 MR. STRIDICK: Aye.
8 CHAIRMAN DRENNAN: Aye.
9 Opposed?
10 None.
11 Abstentions?
12 None.
13 The motion is carried.
14 We are adjourned.
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C E R T I F I C A T E

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Shorthand

I, William Sokol, Certified

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created by statute of the State of New

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involved in

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transcript was taken; and furthermore,

16 a relative or employee of any attorney or
counsel
17 employed by the parties hereto or
financially
18 interested in the action.

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