

**BOROUGH OF FANWOOD
MAYOR AND COUNCIL SPECIAL MEETING
FEBRUARY 1, 2016**

A Special Meeting of the Mayor and Council was held on February 1, 2016, at Borough Hall, 75 North Martine Avenue, Fanwood, NJ 07023 at 7:05 pm.

Mayor Colleen Mahr presided and stated: I hereby announce and request that such be included in the minutes of this meeting that notice of the time, place and date of the meeting has been prominently posted on the bulletin board at the Borough Hall, mailed to The Times, the Star Ledger, the Courier News, PATCH and Alternative Press, filed with the Borough Clerk and mailed to any person requesting the same in accordance with the requirements of the Open Public Meetings Act.

Present: Kevin Boris, Russell Huegel, Tom Kranz, Erin McElroy-Barker, Katherine Mitchell

Absent: Jack Molenaar

Also Present: Colleen Mahr, Eleanor McGovern, Daniel McCarthy, Fred Tomkins, Peter Bondar

Mayor Mahr stated that this Special Meeting was being held to discuss the award of two contracts and the appointment of a new redeveloper.

NEW BUSINESS

A. Administration and Finance (Russell Huegel)

Resolution 16-02-31

Huegel/Boris moved to adopt Resolution 16-02-31. Motion carried on the following roll call vote.

**RESOLUTION APPOINTING JOBAR REALTY CO. INC. AS REDEVELOPER FOR A CERTAIN
PROPERTY LOCATED WITHIN THE
BOROUGH OF FANWOOD REDEVELOPMENT AREA FOR
THE DEVELOPMENT OF A MIXED USE PROJECT**

WHEREAS, on October 12, 2000, the Mayor and Council of the Borough of Fanwood (“Council”) adopted Resolution No. 00-10-144 authorizing the Planning Board of the Borough of Fanwood (“Fanwood”) to undertake a preliminary investigation to determine whether the area of Fanwood bounded by Martine Avenue, South Avenue, La Grande Avenue and Second Street, or any part thereof, (the “Redevelopment Area”) met the criteria set forth in N.J.S.A. 40A:12A-5 of the Local Redevelopment and Housing Law (“Redevelopment Law”) as an area in need of redevelopment;

WHEREAS, for the reasons set forth in the Resolution of the Planning Board dated May 23, 2001, incorporated herein by reference, and for the reasons set forth in the report entitled “Redevelopment Area Study for the Block Bounded by South Avenue, Martine Avenue, LaGrande Avenue and Second Street in the Borough of Fanwood, New Jersey” dated March 2001, the Council adopted Resolution 01-0691 on June 14, 2001, designating the Redevelopment Area as an area in need of redevelopment; and

WHEREAS, on March 14, 2002, the Borough Council adopted Ordinance 02-01-R adopting a redevelopment plan for the Redevelopment Area (“Redevelopment Plan”) which was subsequently amended on May 20, 2002, February 8, 2005, December 5, 2008 and September 14, 2010;

WHEREAS, Jobar Realty Co. Inc. (the “Redeveloper”) is the owner of property in the Redevelopment Area, the property located at 35 Second Avenue, also known as Block 64, Lot 22 (the “Property”); and

WHEREAS, the Redeveloper is proposing the development of mixed use project including ground floor

retail space and residential units in multi-story structure on the Property (the “Project”); and

NOW, THEREFORE, BE IT RESOLVED, by the Borough Council of the Borough of Fanwood that Jobar Realty Co. Inc. shall be and hereby is conditionally designated as Redeveloper and has the exclusive option to negotiate a Redevelopment Agreement with the Borough of Fanwood for the Property as described above and located within the Redevelopment Area, for a period of one hundred and twenty (120) days; and

BE IT FURTHER RESOLVED, that said designation may be extended upon satisfactory demonstration that substantive progress has occurred towards meeting one or more of the conditions of the designation, said conditions being as follows:

1) Within a sixty (60) to one hundred and twenty (120) day period of designation, the Borough and Redeveloper must negotiate, approve and execute a Redevelopment Agreement for the property.

2) Within fifteen (15) days of designation, the Redeveloper will establish an escrow account with the Borough for the payment of all reasonable costs and consultant fees for the implementation of the redevelopment project, including the negotiation of all agreements. The amount to be deposited in the escrow account in the amount of \$15,000. The Redeveloper will replenish the escrow account as required until completion of the project.

Ayes: Huegel, Boris, Kranz, Mitchell, McElroy-Barker
Nays: None
Abstain: None
Absent: Molenaar

Resolution 16-02-32

Huegel/Mitchell moved to adopt Resolution 16-02-32. Motion carried on the following roll call vote.

WHEREAS, Borough Council needs to purchase video equipment to replace outdated video equipment at the TV 35 Station, and

WHEREAS, Tele-Measurements, Inc., 145 Main Avenue, Clifton, NJ 07014, responded to a “Request for Quote” solicited by the Borough in 2015, in the amount of \$14,865.00, to purchase the equipment, with the installation to be done by Cologne Productions, 119 Aycrigg Avenue, Passaic, NJ 07055.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council that Tele-Measurements, Inc. is hereby awarded the contract for video equipment; itemized proposal attached hereto dated November 4, 2015, in the amount of \$14,865.00.

Ayes: Huegel, Mitchell, Boris, Kranz, McElroy-Barker
Nays: None
Abstain: None
Absent: Molenaar

Resolution 16-02-33

Huegel/Mitchell moved to adopt Resolution 16-02-33. Motion carried on the following roll call vote.

WHEREAS, the Mayor and Council have a need to acquire services of an Appraiser (“Services”), by means of a fair and open contract procedure pursuant to the provisions of N.J...S.A. 19:44A-20.5, and

WHEREAS, the Borough Clerk has determined that the value of the Services may exceed \$17,500, and

WHEREAS, Hoffman Real Estate submitted a response to the RFQ issued by the Mayor and Council for the Services and was determined to be the only Qualified Respondent for the Services, and

WHEREAS, the Mayor and Council have determined to retain said firm.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Fanwood that, Timothy Hoffman Inc, 1 Elm Street, Westfield, NJ 07090, be, and hereby is, appointed as an Appraiser for the Borough of Fanwood for the year 2016, and

BE IT FURTHER RESOLVED that a copy of the attached notice be printed once in The Times of Scotch Plains within 10 days of this date; and

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk be, and hereby are, authorized to enter into a contract with Timothy Hoffman, Inc, in accordance with the terms of this Resolution and the attached Notice approved by the Borough Attorney.

**NOTICE OF AWARD
OF CONTRACT FOR PROFESSIONAL SERVICES
BY THE BOROUGH OF FANWOOD
RESOLUTION 16-02-33**

CONTRACTOR: Timothy Hoffman, Inc.
1 Elm Street
Westfield, NJ 07090

NATURE OF SERVICE: Appraiser

DURATION: For a period ending no later than December 31, 2016

FEE: Not to exceed \$1,000.00

A copy of this Resolution and Contract relating to the services are on file and available for public inspection in the office of the Borough Clerk.

Ayes: Huegel, Mitchell, Boris, Kranz, McElroy-Barker
Nays: None
Abstain: None
Absent: Molenaar

MEETING OPEN TO THE PUBLIC

Mitchell/Huegel moved to open the meeting to the public. Motion carried.

Harry McNally questioned Resolution 32 and 33. He was also concerned about the density that was being allowed to developers in the downtown. Specifically how parking would be handled.

Mitchell/Kranz moved to close the meeting to the public. Motion carried.

Mitchell/Kranz moved to adjourn at 7:30 pm.

Respectfully submitted,

Eleanor McGovern
Borough Clerk

