

# **NEW JERSEY REDEVELOPMENT AUTHORITY**

150 West State Street  
Trenton, New Jersey 08625  
February 16, 2011  
2 PM

## **MINUTES**

### **ATTENDANCE**

- **Ex-Officio Members**

Commissioner Lori Grifa, Chairperson, Department of Community Affairs  
Susan Fischer, representing Paula T. Dow, Attorney General  
Anthony Longo, representing Andrew P. Sidamon-Eristoff, State Treasurer  
Anthony Findley, representing Bob Martin, Commissioner, Department of Environmental Protection  
James Ballentine, representing Rochelle Hendricks, Acting Commissioner, Department of Education  
April Aaronson, representing Jennifer Velez, Commissioner, Department of Human Services  
James Lewis, representing James S. Simpson, Commissioner, Department of Transportation  
Caren Franzini, CEO, NJEDA

- **Public Members**

Raymond J. McDonough, Mayor of Harrison Town  
B. Harold Smick, Jr., Chairman, Smick Lumber  
Barry Vankat, Senior Vice President, Wachovia Bank  
William Sumas, Executive Vice President, Village Supermarkets & Chairman of NJ Food Council

- **Staff**

Leslie A. Anderson, Executive Director  
Antonio Henson, Director of Business Development

- **Also Attending**

Sudi Solomon, Deputy Attorney General  
Brandon Minde, Governor's Authorities Unit  
Frank Scangarella, Deputy Executive Director, EIT

### **NOTICE OF PUBLIC MEETING**

Chairperson Lori Grifa called the meeting to order at approximately 2:05 pm.

In accordance with the Open Public Meetings Act, Leslie A. Anderson announced that notice of this meeting had been sent to the Trenton Times, Star Ledger, and Asbury Park Press at least 48 hours prior to the meeting and that a meeting notice had been duly posted on the Secretary of State's bulletin board at the State House.

## **NEW BUSINESS**

### *MUNICIPAL REDEVELOPMENT DISCUSSION – CITY OF ASBURY PARK*

The meeting began with a presentation by Donald Sammit, Director of Planning and Redevelopment and Brian Grant, Director of Public Maintenance and City Engineer. The presentation covered a brief history of the waterfront redevelopment efforts since 1984. Very importantly, the presentation covered efforts that the City is undertaking in their Springwood Avenue Brownfield Development Area and their Central Business District. This portion of the presentation illustrated how the City now has the capacity and the local will by the governing body and the local residents to show measurable results.

The presentation then moved forward by focusing on the waterfront redevelopment area, the City's vision for the area, the challenges and the opportunities related to the redevelopment area and an identification of issues that the City chose to present to the Board.

The following summarizes the discussion and follow-up items discussed at that meeting.

- The NJRA will make available the municipal consultation service, whereby representative(s) from the private sector will review Asbury Park's vision and concepts and comment regarding market viability and other factors impacting redevelopment of the waterfront.
- The City should review best practices from around the state (Millville) regarding infrastructure and financing methods. Financial layering that includes RABs, New Market Tax Credits and the EDA's ERG program should be seriously considered. NJRA's Director of Community Planning can facilitate communication between the City and applicable parties.
- Discussions should be held early in the process with the Board of Education to collaborate on community school design features, what is not currently being addressed by the Board of Education and what facilities can be shared for community use.
- Separate meetings will be set up with the Environmental Infrastructure Trust fund to explore possible funding strategies for the infrastructure financing.
- The City should look at the need for supermarkets and fresh food programs to enhance the community's ability to respond to the needs of residents in this regard.
- The Lieutenant Governor's Business Action Center maintains an inventory of sites that are available for economic development opportunities. A meeting should be coordinated to ascertain available sites in Asbury Park for retail opportunities. The NJRA through the Division of Community Planning can facilitate such meetings between the parties.
- The City will be forming a Waterfront Advisory Group. It is their intention to request participation by State agencies. The State will request legal advice to determine the role the state can plan regarding participation.
- The NJRA through the Division of Community Planning will secure a copy of the City of Orange Township's Retail Study for the City to review.
- The City will provide a copy of their Concept Plan for the development of the Waterfront for distribution to the meeting participants.

- Once the Concept Plan is closer to finalization, the City will ask the DEP to revise the existing CAFRA permit, as appropriate.
- The City will develop a document that identifies redevelopment priorities.
- The City will propose utilization of existing UEZ funds as part of the comprehensive plan for the community, pending the results of budget discussions.
- The City will revisit plans to apply for NJDOT's Transit Village program.
- As efforts along the waterfront move forward The NJRA Board members are interested in taking a tour of the redevelopment area in Asbury Park.

### **PUBLIC COMMENT**

None

### **ADJOURNMENT**

Motion to adjourn: Barry Vankat

The meeting was adjourned at approximately 3:00 pm.

**Certification:** The foregoing represents a true and complete summary of the discussion which took place at the February 16, 2011 meeting of the New Jersey Redevelopment Authority.



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Leslie A. Anderson, Secretary  
New Jersey Redevelopment Authority