

**TOWN OF CROMWELL
REDEVELOPMENT AGENCY
REGULAR MEETING
6:30 PM WEDNESDAY APRIL 19, 2017
ROOM 222 CROMWELL TOWN HALL 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Joe Fazekas, Jennifer Donohue, Ann Halibozek, Richard Nobile and Paul Warena.

Absent:

Also Present: Director of Planning and Development Stuart Popper.

1. Call to Order

The meeting was called to order by Chairman Fazekas at 6:32 pm.

2. Roll Call

The presence of the above members was noted.

3. Approval of Agenda

A **motion** was made by Ann Halibozek to approve the agenda. Paul Warena **seconded** the motion. *All were in favor; the motion passed.*

4. Public Comments

NONE

5. New Business:

a. Discussion of 60 and 61 River Road

Mr. Popper informed the Agency that the Memorandum of Understanding (MOU) between the Town of Cromwell and Joseph Vallone Architects & Development Studio, L.L.C. (the selected developer) was signed. The next step was to contact the property owners to the North to discuss the possible purchase of their properties before contacting the property owner to the South.

Mr. Warena asked if there was any opposition to the plan and Mr. Popper said no. Mr. Popper further stated that the development would be a joint public-private partnership and would include residential units, a possible marina and other services such as a boardwalk and accessible fishing pier. There was a brief discussion of the developer's other projects, the types of land use approvals the plan would require and associated

remediation of the area. Ms. Halibozek asked that steps be taken to replace or relocate the bat boxes in the area, as necessary.

6. Approval of Minutes

a. March 15, 2017

Ann Halibozek made a **motion** to approve the meeting minutes for March 15, 2017. Paul Warendt **seconded** the motion. *All were in favor; the motion passed.*

7. Commissioner's Comments:

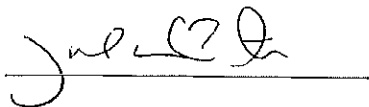
The Agency members and Mr. Popper discussed development projects at the Kmart Shopping Plaza, on Sebethe Road, and along County Line Drive, including the recent site plan approval for Two Men and a Truck, and River Road. Mr. Popper stated that he had recently submitted an application for a STEAP grant. There was also a brief discussion regarding the carwash on Route 372, which Mr. Popper stated was still moving forward. Mr. Popper stated that the development project adjacent to Liberty Bank was no longer moving forward. Chairman Fazekas stated that the apartment complex lawsuit was moving towards judgment.

8. Adjourn

Ann Halibozek made a **motion** to adjourn the meeting. Paul Warendt **seconded** the motion. *All were in favor; the motion passed.*

The meeting was **adjourned** at 7:02 pm.

Respectfully Submitted,



Julie C. Petrella
Recording Clerk