

July 23, 2020

The meeting of the Redevelopment Committee was held at the Middlesex Borough Library on the above date and called to order by Mayor Madden.

“Under the provisions of N.J.S.A. 10:4-6 et seq. Notice of the time and place of this meeting was given by way of a Meeting Notice being forwarded to the Courier News, Star Ledger, Borough website and posted at Borough Hall. On May 11, 2020.

Salute to Flag

Borough Clerk Chismar called the roll call:

Members: Mayor Madden
Councilman Carr
Councilman Carnes
Michael Conahan, JLUB Chair
Steven Warner, Redevelopment Attorney

Councilman Carr made a motion to adopt the May 22, 2020 Redevelopment Committee Meeting Minutes, seconded by Mr. Conahan and carried by a unanimous vote of the Committee.

Mayor Madden opened the Public Portion of the meeting for any questions or comments.

Administrator Karrow read the following comments which was submitted to her for the record.

Dave Polakiewicz, 240 Hazelwood Avenue sent the following comments:

I've read that Advanced Development is listed for today's executive session. It doesn't sit well with me, and I'm sure other community members, that a redevelopment proposal will be discussed behind closed doors. Particularly one where the applicant has sued the borough over a denial and is attempting to force its plan, or a revised version, down the throat of our community.

If the borough is forced legally to approve any Advanced application, grant only the minimums required. No waivers, exemptions or variances. The firm doesn't warrant any special consideration.

Advanced represents everything that has been wrong about the redevelopment process in Middlesex up to now. The partnership - or principals within it - could easily be perceived by reasonable people as trying to buy its way into approvals.

Nicholas Netta, one of the Advanced's co-founders has been a frequent campaign contributor to State Senator Bob Smith, head of our former town legal firm; as well as our current representative, Sen. Nick Scutari. Mr. Netta, and a family member, have given a combined \$33,000 over the years to Smith, Scutari and the county Democratic organization directly, according to state reports.

These donations include at least two while Senator Smith's firm served as town attorney, and another to Sen. Scutari shortly after Advanced brought its conceptual plan to our Economic Development Committee in 2018. It's fair for Middlesex citizens to ask what Mr. Netta was expecting to get in return for his money.

Questionable redevelopment practices have become part of Middlesex's legacy, thanks to our indicted former mayor. The donations mentioned above are part of that shady legacy. Perhaps nothing can legally be done to correct past practices. But I submitted these comments today so that Advanced will know Middlesex residents are aware of them and don't hold the company in high regard.

Seeing that there were no further public comments, Mayor Madden closed the Public Portion of the meeting.

The Borough Clerk read the following Resolution:

**Resolution #02-2020
Executive Session**

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting; and

WHEREAS, the Governing Body of the Borough of Middlesex has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

WHEREAS, the regular meeting of this Governing Body will reconvene.

NOW, THEREFORE, BE IT RESOLVED that the Governing Body of the Borough of Middlesex will go into closed session for the following reason listed below as outlined in N.J.S.A. 10:4-12 and the minutes will be kept, and once the matter involving the confidentiality of the items no longer require confidentiality, the minutes can be made public.

1. Advanced Development

A motion was made by Councilman Carr and seconded by Mr. Conahan to move into Executive Session. Mayor Madden invited Administrator Karrow into the Executive Session.

Councilman Carr made a motion to adjourn the meeting, seconded by Mr. Conahan and carried by a unanimous vote of the Committee.

Linda Chismar, Borough Clerk