



Borough of Middlesex
Mayor and Council Regular Meeting
~ Minutes ~

1200 Mountain Ave
Middlesex, NJ

Linda Chismar
732 356-7400 x238
www.middlesexboro-nj.gov

Tuesday, February 25, 2020

7:00 PM

Municipal Building

MAYOR'S STATEMENT

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 AN ANNUAL MEETING NOTICE TO THE STAR LEDGER, COURIER NEWS AND HOME NEWS, AND POSTED AT BOROUGH HALL.

SALUTE TO FLAG

ROLL CALL

Mayor John Madden
Council President Jack Mikolajczyk
Councilman Jeremiah Carnes
Councilman Jason Carr
Councilman James Eodice
Councilwoman Amy Flood
Councilman Douglas Rex

Also Present:

Marcia Karrow Administrator
Christopher Corsini Borough Attorney

Others Absent:

Mayor Madden acknowledged the high school attendees from the Elks Program, who were in the audience tonight.

Mayor Madden explained that under the new form of government, developers would be asked to give very informal presentations for the residents and the Council prior to applications. Jeff Bastow and others, including the environmental and transportation consultants, were present to discuss the Claremont Development, LLC.

PRESENTATIONS

1. Claremont Development, LLC

Mr. Bastow distributed a three-page handout showing the site plan (p. 5 of 18 dated 1/24/19 and p. 5 of 18 dated 8/23/19) and conceptual DPW facility sketch (2-24-20). The project is a proposed 379,340 square foot warehouse building with parking for 332 cars and parking for 128 trailers with 55 dock doors.

Neal Rivers, Langan Engineering and Environmental Services, provided his expertise, including having

site remediation certification from the NJ DEP, which allows him to oversee clean up of the site. He explained that the site was formerly owned by GATX, where railroad cars were maintained and repaired from 1927 to 1972. In 1974 the operation became an auto salvage and scrap yard, which is now closed down. The site has soil and ground water contamination, which will be remediated. Focus is first on the soils, including excavation and off site disposal. Ground water remediation will be a longer term task, using an oxidation process, removal of contaminants, and encapsulation. As part of the soil encapsulation, a cap (which is the development itself) will be erected over the contaminated site, along with the installation of other types of impervious material. Soil remediation should be complete within 12 - 18 months while groundwater remediation will be longer. The intent is to install injection tubes after the building is complete, and monitoring and treatment will take place over the years - including groundwater testing twice a year.

On a question from Administrator Karrow, significant sampling was done in the area, including properties adjacent to the site, i.e., 600 soil tests and 250 ground water samples. An escrow account will be set up to pay for the remediation, with contributions from GATX and Claremont, LLC. On a question from the Mayor, he was told that the property will be under LSRP supervision and the NJ DEP will be responsible for reviewing documents and possibly scheduling inspections.

Bob Edwards, 242 Hazelwood Avenue asked about types of groundwater contamination, acreage of the site, and size and height of the building. He was also concerned about the parking of the cars and safety issues with regard to the egress and ingress on William Street. Mr. Bastow addressed the contaminants, which included arsenic, lead, gasoline, and benzene and also the site acreage of 19 acres plus. The building will be approximately 8 acres in size.

Joe Descenza, 321 Salvatore Avenue, questioned if the wetlands off the site to the south would be addressed.

Evan Walters, 837 W. Second Street, questioned the rainwater impact and was told that detention systems would be built on the site for discharge.

Richard Thomasey, 109 Greene Avenue, asked whether the work at the warehouse would be going on 24 hours a day and if the number of cars on Lincoln and Mountain Avenue at rush hour were considered. Mr. Bastow said that the hours of the warehouse would depend on the tenant and the traffic engineer indicated that a traffic study regarding the amount of cars at rush hour was not done.

Administrator Karrow questioned the application going to the Land Use Board and was told that Claremont is going for more permits now, and the company would like to have site plan approval as quickly as possible to apply for construction permits. Mr. Bastow thought that they would be ready by spring.

Concerns of the Governing Body included the following: weight limit on William Street, questioning of the monitoring wells and if creosote or foaming agents were present, amount of area for parking, amount of time to build the property, expected completion date, high water table and VTEX sampling, height of building and decent exterior, amount of jobs brought with development, if there would be one or multiple tenants, excavation, remediation and encapsulation of the site, and no danger of a plume that emanates from the area. All concerns of Council were addressed by Mr. Bastow, Mr. Rivers and Mr. Warner.

Mayor Madden thanked Mr. Bastow, Mr. Rivers, and Mr. Warner for their presentation this evening.

APPOINTMENTS

PROCLAMATIONS

ORDINANCE(S) FOR INTRODUCTION

The Borough Clerk read ordinance 1992-20 by title:

ORDINANCE 1992-20

AN ORDINANCE AMENDING CHAPTER 407 (VEHICLES AND TRAFFIC), ARTICLE VI (PARKING RESTRICTED), SECTION 407-18 ENTITLED FURTHER RESTRICTIONS OF THE MUNICIPAL CODE OF THE BOROUGH OF MIDDLESEX SO AS TO EXTEND THE PARKING PROHIBITION ALONG LINCOLN BOULEVARD FROM C STREET TO ASHLAND ROAD

SECTION I. NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Middlesex that Chapter 407, Article VI of the Municipal Code of the Borough of Middlesex, County of Middlesex, State of New Jersey, is hereby modified through this amendment to Section 407-18 entitled Further Restrictions so as to extend the parking prohibition along Lincoln Boulevard, which pursuant to the current ordinance commences at the Bound Brook border and extends to C Street, from the Bound Brook border to Ashland Road.

Amendment to the existing Section referenced above denoted in boldface and strikethrough.

407-18 Further Restrictions

A. Parking of vehicles is hereby prohibited on:

- (1) Marlborough Avenue, both sides, from its intersection with Bound Brook Road to its intersection with Wellington Avenue.
- (2) Lincoln Boulevard, south side, Madison Avenue to the Bound Brook Borough line.
- (3) Lincoln Boulevard, north side, ~~C Street~~ **Ashland Road** to the Bound Brook Borough line.
- (4) South Lincoln Avenue, both sides, from the southerly curblin of Bound Brook Road to a point 230 feet south thereof.
- (5) North Lincoln Avenue, west side, from the northerly curblin of Bound Brook Road to a point 125 feet north thereof.
- (6) Wellington Avenue, south side, Marlborough Avenue to Pomander Walk.
- (7) Hawthorne Avenue, north side, Marlborough Avenue to Pomander Walk.
- (8) Lydecker Place, west side, for its entire length.
- (9) Cedar Avenue, both sides, between Harris Avenue and Voorhees Avenue.
- (10) Harris Avenue, south side, from Cedar Avenue east for a distance of 212 feet.
- (11) South Lincoln Avenue between Denton Place and Martin Street.
- (12) Denton Place, north side, between South Lincoln Avenue and Coleman Street.
- (13) Ramsey Road, northwest side, for a distance of 100 feet from Greenbrook Road.
- (14) Shearn Drive, west side, for a distance of 130 feet from Union Avenue.
- (15) Shearn Drive, east side, for a distance of 50 feet from Union Avenue.

B. No-parking signs in accordance with law shall be installed to afford proper notice to the public.

SECTION II. If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION III. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

SECTION IV. This ordinance shall take effect in the time and manner provided by law.

RESULT:	FIRST READING [UNANIMOUS]	Next: 3/10/2020 7:00 PM
MOVER:	Douglas Rex, Councilman	
SECONDER:	Jack Mikolajczyk, Council President	
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex	

ORDINANCE(S) FOR PUBLIC HEARING AND FINAL ADOPTION

ADOPTION OF MINUTES

1. Approval of the January 28, 2020 Regular & Executive Session Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Carr, Councilman
SECONDER:	Douglas Rex, Councilman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

2. Approval of the February 11, 2020 Regular & Executive Session Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Mikolajczyk, Council President
SECONDER:	Douglas Rex, Councilman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

MAYOR'S REPORT

No Report was given.

COUNCIL MEMBER REPORTS

Council President Mikolajczyk

No report was given.

Councilman Carnes

Councilman Carnes said that he is really excited about the formation of the cultural and heritage committee, which he is involved with. He also commented on the work of the DPW as a "efficient machine," adding that he rode with them at 4:30 a.m. on their rounds.

Councilman Carr

No Report was given.

Councilman Eodice

Councilman Eodice spoke about attending the Feb. 13 Board of Health meeting, and Middlesex County Health Division will now only require 1 complaint during business hours to investigate a concern; after business hours will still require 3 complaints. There was an AOC action that the Board of Health requested more details on. The Board would also like to see Lester Jones show up at the meetings.

Councilman Eodice also attended a Feb. 19 meeting at the rescue squad and was impressed with their activities. He will help getting the word out for more volunteers for emergency services departments, using social media to raise awareness.

Councilwoman Flood

Councilwoman Flood had no report since the Recreation and Housing and Community Development Committees have not met yet.

Councilman Rex

Councilman Rex discussed the Shade Tree Commission meeting of Feb. 14 and indicated that they have completed the 2019 Community Forestry Report so the Commission is in good standing. The Commission is hoping to get Salem Oak Tree seedlings coinciding with the NJ DEP's 50th birthday on April 22, and the Councilman provided an in depth report on the loss of the oak tree and the ability to get seedlings from it. More information will be forthcoming after the next meeting of the Commission on the second Thursday of March, and the hope is to distribute seedlings at the library on the Saturday after Earth Day in April.

ADMINISTRATOR'S REPORT**Administrator's Report****February 25, 2020****Items with asterices* have updates**

- I. **Flood Management:**
 - II. **Update of Sewer Projects:**
 - i. **Phase I:**
 - a. **Additional work on George Street**
 - b. **Funds remaining**
 - c. **O & M Manual required by DEP - no update**
 - d. **I/I Study**
 - e. **Sampling Program - no update**
 - ii **Phase II Funding: Pending with i-bank (DEP) - no update**
 - iii **Phase IV (Sewer Bypass)**
- III. ***Update on Other Public Works Projects:**
 - i. ***Streetscape Project**
 - ii. ***South Avenue Reconstruction**
 - iii. **Safe Routes to Schools - no update**
 - iv. **Road Design (2019 DOT Grant)**
 - v. **Road Design (2020 DOT Grant)**
- IV. **Update on Other Projects:**
 - i. **Library HVAC System**
 - ii. **Mountain View Park**
- V. ***Video Taping of Meetings**
- VI. ***Miscellaneous**

- i. Dredging of Lake/Mosquito Control Commission
- ii. *Budget
- iii. Eagle scout project - dog park
- iv. *Presentations at Upcoming Meetings
- v. *Traffic issues brought up by the public
- vi. *Prosecutor

PRIVILEGE OF THE FLOOR

Bob Edwards, 243 Hazelwood Avenue

- Questioned the motion for introduction of Ordinance No. 1992-2020
- Discussed the forensic audit and if the council was trying to protect people
- Questioned the height limit of buildings - and if the municipality is in favor of five story buildings.

Richard Thomasey, 109 Greene Avenue

- Also questioned whether people were being protected.

All questions from the public were addressed. Administrator Karrow did respond that no one is protecting anybody, and if she found problems within the organization, she would fire the offender and call the Mayor. She explained that the municipality's policies follow state law, and in the last four years there was not a requisition above \$250 that doesn't have the signature of the department head and the Mayor's signature.

NEW BUSINESS/CONSENT AGENDA/RESOLUTIONS

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack Mikolajczyk, Council President
SECONDER:	Jason Carr, Councilman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 77-2020

ACCEPTANCE OF STANDING REPORTS

The Governing Body hereby accepts the following Reports itemized below:

1. Acceptance of the January, 2020 Police Department Report
2. Approval of Jonathan Michael Polterak as a Member of the Middlesex Fire Department

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 78-2020

APPROVAL OF THE 2020 HUD FUNDS

The following items have been approved by the Housing and Community Development Committee to be submitted to the Middlesex County Housing & Community Development for approval for the use of the 2020 Grant Funds:

Senior Coordinator Salary	\$10,000
Senior Van Driver	\$6,500
Code Enforcement	\$10,575
Nutritional Program	\$6,500
Senior/Recreation/Rescue Squad Improvements*	\$23,699
Handicapped Table/Bench (Legion Park)	\$6,212
TOTAL	\$63,486

*Senior/Recreation/Rescue Squad Improvements include Senior Center Ceiling Tiles, Awnings, Benches & Planters

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 79-2020

AUTHORIZING BEECHWOOD HEIGHTS FIRE COMPANY #2 TO HOLD THEIR ANNUAL COIN TOSS EVENTS ON AUGUST 15TH, 2020 AND OCTOBER 17TH, 2020 AT THE INTERSECTION OF GREENBROOK ROAD AND ROUTE 28, PENDING ALL REQUIRED DOCUMENTATION BEING FILED IN THE CLERK'S OFFICE PRIOR TO THE EVENTS

WHEREAS, Beechwood Heights Fire Company No. 2 has requested to hold fund raising activities within the Borough of Middlesex by conducting coin tosses within the Borough at the intersections of Greenbrook Road and Route 28 between the hours of 9:00 a.m. and 2:00 p.m.; and

WHEREAS, Beechwood Heights Fire Company No. 2 would like to conduct these coin tosses on Saturday, August 15th, 2020 with an alternate rain date of Saturday, August 22nd, 2020 and Saturday, October 17th, 2020 with an alternate rain date of Saturday, October 24, 2020; and

WHEREAS, Beechwood Heights Fire Company No. 2 has met all of the criteria required in Middlesex Borough Ordinance No. 1747-09, with the exception of the approval of the New Jersey Department of Transportation.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Borough Council of the Borough of Middlesex, County of Middlesex, New Jersey that:

1. The Governing Body hereby authorizes Beechwood Heights Fire Company No. 2 to conduct a coin toss on between the hours of 9:00 a.m. and 2:00 p.m. on August 15th, 2020, with an alternate rain date of August 22nd, 2020, and October 17, 2020, with an alternate rain date of October 24, 2020 at the intersections of Greenbrook Road and Route 28, pending receipt of approval from the New Jersey Department of Transportation and filing this approval receipt with the

Clerk's Office prior to the events being held.

2. This resolution shall take effect immediately.

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 80-2020

ADVANCEMENT OF DYLAN WYATT TO ASSISTANT MECHANIC EFFECTIVE MARCH 2, 2020 AT AN HOURLY RATE OF \$39.29 PER HOUR

WHEREAS, the position of Assistant Mechanic has been vacated; and

WHEREAS, the DPW Manager & Foreman held interviews for this position; and

WHEREAS, the DPW Manager & Foreman selected Dylan Wyatt to fill this vacancy; and

WHEREAS, the Borough Administrator, with the concurrence of the Mayor, is authorized to promote personnel per Section 68-47.3F of the Borough Administrative Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of Middlesex, County of Middlesex, State of New Jersey, as follows:

1. Dylan Wyatt is advanced to the position of Assistant Mechanic effective March 2, 2020 at an hourly rate of \$39.29.
2. This resolution shall take effect immediately.

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 81-2020

**ADVANCING TONI KISLY TO FULL TIME AS THE HUMAN RESOURCE
MANAGER/PAYROLL CLERK EFFECTIVE MARCH 2, 2020 AT AN ANNUAL SALARY
OF \$45,000**

The Governing Body hereby approves to advance Toni Kisly to full time status (37.5 hours per week) as the Human Resource Manager/Payroll Clerk effective March 2, 2020 at an annual salary of \$45,000.

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 82-2020

BUDGET TRANSFERS FOR THE CURRENT OPERATING BUDGET OF 2019

The Treasurer hereby authorizes the transfer of funds for the Operating Current Budget of 2019:

Department	From	To
Group Insurance	\$30,000.00	
Sanitary Landfill		\$30,000.00
	\$30,000.00	\$30,000.00

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 83-2020

APPROVAL OF TEMPORARY EMERGENCY APPROPRIATIONS - *Item Removed from Consent*

WHEREAS, an emergent condition has arisen with respect to providing temporary appropriations sufficient to cover commitments made during the period of January 1, 2020 to the date of adoption of the annual budget and no adequate provision has been made in the 2020 temporary appropriations to cover such commitments, and N.J.S.A. 40A: 4-20 provides for the creation of an emergency temporary appropriation for the purpose of covering such commitments; and

WHEREAS, the total emergency temporary resolutions adopted in the year 2020 pursuant to the provisions of Chapter 96, P.L. 1951 (N.J.S.A. 40A: 4-20) including this resolution total \$10,990,141.64 for the Current Fund Budget, \$80,000.00 for the Swimming Pool Utility Budget;

NOW, THEREFORE, BE IT RESOLVED (not less than two-thirds of all of the members thereof affirmatively concurring) in accordance with the provisions of N.J.S.A.

	Salaries & Wages	Other Expenses
Appropriations		
Current Fund		
General Government		
Administrator	\$25,000.00	\$0.00
Mayor & Council	\$2,000.00	\$1,500.00

Municipal Clerk	\$0.00	\$0.00
Printing & Advertising	\$0.00	\$0.00
Postage	\$0.00	\$0.00
Purchasing Agent	\$0.00	\$0.00
Finance Administration	\$30,000.00	\$0.00
Computer Services	\$0.00	\$75,000.00
Revenue Administration	\$0.00	\$0.00
Assessment of Taxes	\$1,500.00	\$0.00
Legal Services	\$0.00	\$0.00
Engineering Services	\$0.00	\$0.00
Environmental Services	\$0.00	\$0.00
Joint Land Use Board	\$0.00	\$0.00
Code Enforcement	\$10,000.00	\$0.00
Liability Insurance	\$0.00	\$0.00
Worker's Comp Insurance	\$0.00	\$0.00
Group Insurance	\$0.00	\$250,000.00
Temp Disability Insurance	\$0.00	\$2,500.00
Longterm Disability Insur	\$0.00	\$1,500.00
Public Safety		
Police	\$500,000.00	\$0.00
Juvenile	\$250.00	\$0.00
Emergency Management	\$0.00	\$0.00
Fire Department	\$0.00	\$0.00
Fire Hydrants	\$0.00	\$30,000.00
Prosecutor	\$0.00	\$0.00
Public Works		
Streets & Roads	\$200,000.00	\$40,000.00
Shade Tree	\$0.00	\$5,000.00
Solid Waste	\$45,000.00	\$0.00
Garbage	\$100,000.00	\$0.00
Building & Grounds	\$2,500.00	\$25,000.00
Rescue Squad Rental	\$0.00	\$0.00
Sewers	\$20,000.00	\$0.00
Health & Human Services		
Board of Health	\$0.00	\$0.00
Animal Control	\$0.00	\$0.00
Parks & Recreations		
Recreation	\$15,000.00	\$0.00

Celebration of Public Events	\$0.00	\$0.00
Parks & Playgrounds	\$100,000.00	\$0.00
Sr Citizen Bus	\$0.00	\$0.00
Transportation		
Sr Nutrition	\$0.00	\$0.00
Title III	\$5,000.00	\$0.00
Medical Transportation	\$0.00	\$0.00
Sr Citizen Coordinator	\$0.00	\$0.00
Beautification Committee	\$0.00	\$0.00
Utility Expenses		
Electricity	\$0.00	\$50,000.00
Street Lighting	\$0.00	\$50,000.00
Telephone	\$0.00	\$15,000.00
Water	\$0.00	\$10,000.00
Natural Gas	\$0.00	\$10,000.00
Fuel Oil (Diesel)	\$0.00	\$25,000.00
Gasoline	\$0.00	\$25,000.00
Other Operating		
Landfill	\$0.00	\$75,000.00
Construction	\$0.00	\$0.00
Municipal Court	\$0.00	\$0.00
Library	\$0.00	\$100,000.00
Utility Authority	\$0.00	\$500,000.00
Piscataway Sewer	\$0.00	\$150,000.00
Curbside Recycling	\$0.00	\$50,000.00
Statutory Expenses		
Social Security	\$0.00	\$25,000.00
DCRP CoMatch	\$0.00	\$0.00
Contingent	\$0.00	\$0.00
TOTAL CURRENT FUND	\$1,056,250.00	\$1,515,500.00

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Jason Carr, Councilman
SECONDER:	Amy Flood, Councilwoman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 84-2020

APPOINTING DARYL J. KIPNIS AS THE ALTERNATE PUBLIC DEFENDER - ONE TIME USE

WHEREAS, the Governing Body of the Borough of Middlesex wishes to appoint Daryl J. Kipnis, having offices located at 220 Davidson Avenue, Somerset, NJ 08873 as the Alternate Public Defender for the Borough of Middlesex for a one time use at a fee set forth in the Agreement, a copy of which is available in the Borough Clerk's Office.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex, County of Middlesex, State of New Jersey as follows:

1. Daryl J. Kipnis, Esq. having his office located at 220 Davidson Avenue, Somerset, NJ 08873 is hereby appointed as the Alternate Public Defender for One Time Use for the Borough of Middlesex at a fee set forth in the Agreement, a copy of which is available in the Borough Clerk's Office.
2. This contract is being awarded pursuant to a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq.

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 85-2020

APPOINTING HOAGLAND, LONGO, MORAN, DUNST & DOUKAS, LLP SPECIAL COUNSEL FOR THE NEGOTIATION AND TRANSFER OF THE PROPERTY KNOWN AS BLOCK 318, LOT 1.01 FROM THE DOE - *Item Removed from Consent*

WHEREAS, Borough professionals have been working with the United States Department of Energy (DOE), the United States Environmental Protection Agency (EPA), the United States Army Corps of Engineers, the United States Attorney General's office and the New Jersey Department of Environmental Protection (NJDEP) to affect the transfer of property known as Block 318 Lot 1.01 from the DOE to the Borough throughout 2018; and

WHEREAS, this process is complex and involves many Federal and State agencies which may mean the transfer could take the form of two separate transactions, the first being a license to use the property in the short term, and the second an early transfer in fee simple to the borough, longer term; and

WHEREAS, the above actions will allow the property to be redeveloped in the shortest time possible; and

WHEREAS, attorneys from the firm of Hoagland, Longo, Moran, Dunst & Doukas (Hoagland) have been central to the ongoing negotiations legal elements and environmental issues of these negotiations; and

WHEREAS, Hoagland attorneys have developed an in-depth understanding of the Borough's objectives and the various legal and environmental issues relating to this project; and

WHEREAS, the Borough believes that Hoagland should continue to be directly involved in this property transfer to the Borough to ensure continuity as it continues forward in as quick a manner possible and in an orderly fashion; and

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Middlesex that the Firm of Hoagland, Longo, Moran, Dunst & Doukas be appointed Special Counsel to the Borough for the negotiation of the transfer of the property know as Block 318 Lot 1.01 from the DOE for the duration of negotiations.

RESULT:	ADOPTED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Jason Carr, Councilman
SECONDER:	Jack Mikolajczyk, Council President
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

NON-CONSENT AGENDA/RESOLUTIONS

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 86-2020

PAY ALL CLAIMS

THE DISBURSING OFFICERS BE AND THEY ARE HEREBY AUTHORIZED TO PAY THE ATTACHED CLAIM LIST AS PRESENTED, IF FOUND CORRECT, AND APPROVED BY THE FINANCE COMMITTEE. EXCLUDED VOUCHERS MAY BE PAID UPON BEING FOUND ACCEPTABLE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jeremiah Carnes, Councilman
SECONDER:	Amy Flood, Councilwoman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

The Borough Clerk read the following resolution:

BE IT RESOLVED by the Mayor and Council of the Borough of Middlesex that:

RESOLUTION 87-2020

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. Potential Litigation - 150 Lincoln Boulevard & 242 Lincoln Boulevard
2. Matter Involving the Safety & Property of the Public

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack Mikolajczyk, Council President
SECONDER:	Amy Flood, Councilwoman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

AGENDA WORKSHOP ITEM

1. Community Boosters

Community Boosters - Administrator Karrow wanted to bring this to the attention of council for input on an ordinance to establish a community boosters program, which would include selling signs, advertising, etc. to raise money for "fun activities." The governing body discussed this, including creating an ordinance to appoint people to the committee to establish programs and guidelines and raise money for the town. Getting models from other municipalities is one step, and setting standards is important. Administrator Karrow said that Recreation Director Noreen Wilpeszeski has some samples already. As an example, signs could be sold for community day with a price scale appropriate for first time boosters and repeat boosters. The ordinance should also include ethics and fiduciary responsibilities requirements. Councilwoman Flood asked about the potential to have businesses maintain a particular part of the municipality and erect a sign on that property advertising their business; the governing body did not object. Administrator Karrow also commented on the great success of Lenny Vidal and Chrissy George in getting \$6,000 in donations to have a Touch a Truck program at the end of last year.

2. Economic Development Committee/Redevelopment Committee

Economic Development Committee/Redevelopment Committee Administrator Karrow said that the Economic Development Committee hasn't met yet and some of the members' terms have expired. Since it is an advisory committee created by the governing body, they have no real authority. Ms. Karrow also explained the difference between development and redevelopment regulations, coming from different parts of the statutes. She made a recommendation to consider dissolving the Economic Development Committee and establishing a Redevelopment Committee to work with redevelopers, which would include the Mayor, the Class III Planning Board member, the redevelopment attorney, the Chair of the Land Use Board, and a councilperson named by council. A question was raised as to whether this would be a committee that would require the public to be invited and minutes to be kept, and many comments were exchanged about the pros and cons of doing so, including keeping negotiations in executive session. Mayor Madden concluded that the new committee would enhance work with the new land use board. Mr. Corsini said that he would be able to have ordinances for the next meeting to abolish the Economic Development Committee and to establish the Redevelopment Committee.

Councilwoman Flood asked about negotiating the exterior of the Claremont Development as part of this tool and asked about requesting them to be community boosters as a suggestion. Administrator Karrow

spoke about the one-time contributions of Claremont and Rockefeller being negotiated, e.g., the DPW building, a memorialization of the Manhattan project, and the ability of the developers to have a logo on a sign.

Councilwoman Flood felt it was crucial to have the meetings have sunshine regulations, adding that there are residents in the municipality that have specific expertise to offer recommendations during the meetings.

3. Request of Police Chief for Endorsement Letter Supporting his Nomination by the New Jersey State Association of Chiefs of Police to Serve on the Board of Officers as the Vice President At-Large

Councilman Carr read the request letter from Chief Geist for an Endorsement Letter to support his nomination by the New Jersey State Association of Chiefs of Police to serve on the Board of Officers as the Vice President At Large. Councilman Carr explained that this is a big honor; it would look good for the town; there would be access to legislators and professional contacts for networking; among other benefits to the Chief and Middlesex Borough. This appointment will not take any of the Chief's time away from the town. A consensus of Council was taken to have the Mayor provide this letter of support.

4. Cultural & Heritage Committee

Councilman Carnes said that this is a wonderful opportunity, speaking at length about representing all of the people of the municipality. He has solicited some names of volunteers but encouraged anyone who was interested to contact him about participation. The Councilman sees the committee as an advisory one with having subcommittees to help with historical elements, grant seeking, resident assistance, etc. A consensus of Council was taken to move forward with additional ideas at the next meeting.

PRIVILEGE OF THE FLOOR ON AGENDA WORKSHOP ITEMS

Evan Walters, 837 West Second Street

- Asked about the booster program and matching grant funds for the parks and suggesting that long term residents could contribute matching funds by name, purchase a plaque, or buy equipment for the park.

Dave Polakiewicz, 240 Hazelwood Ave.

- Suggested that the Redevelopment Committee adhere to the sunshine law

EXECUTIVE SESSION

1. Potential Litigation - 150 Lincoln Boulevard & 242 Lincoln Boulevard
2. Matter Involving the Safety & Property of the Public

ADJOURNMENT

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jack Mikolajczyk, Council President
SECONDER:	Amy Flood, Councilwoman
AYES:	Mikolajczyk, Carnes, Carr, Eodice, Flood, Rex

The next Regular Meeting will be March 10, 2020

Respectfully yours,

Borough Clerk