

EAST BRUNSWICK REDEVELOPMENT AGENCY MEETING

September 8, 2020 Minutes

Virtual Meeting
1 Civic Center Drive
East Brunswick, NJ 08816

8:03 PM

1. Call to Order, Pledge of Allegiance, Moment of Silence, and Roll Call

Mirah Adah Becker -v
Cindy Furgang - v -
Irina Katsnelson - v
Allison Nagelberg - v
Councilman Spadafino - v
Debbie Wynter - Absent
James Wendell - v

Also present: Michael Hughes, Executive Director, Loren Morace, Agency Clerk, Ron Gordon, Agency Counsel, Frank Gugliardi, Agency Counsel; Joseph Criscuolo, Business Administrator

2. Statement of Notice of Publication

The Township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19, as a part of the Township's ongoing effort to slow the rate transmission and avoid overwhelming our treatment centers. The Dial in Information and Agenda have been posted on the Township website and are posted on EBTv for members of the public.

Members of the public can call in with the number provided if they have any questions for the Redevelopment Agency Commissioners. You will have five minutes to speak, should you have any further comments or questions, the Planning and Engineering Office is always available by email and phone. Each member of the public shall only have one opportunity to speak during the public portion.

Thank you in advance for your patience as we implement this new technology to continue to move the Township forward during this Health Emergency.

Adequate notice of this meeting has been provided as required pursuant to the "Senator Byron M. Baer Open Public Meetings Act," P.L.1975, Chapter 231, specifying the time and date, location, and, to the extent known, the agenda. A copy of this notice has been: posted on the Municipal Building Public Notice Bulletin Board located in the main lobby, provided to the *Home News Tribune* and *Sentinel* newspapers, posted on the

Township's website, and filed with the Executive Director of the Redevelopment Agency, in accordance with the law.

3. Reports

- a. Executive Director – 110 Tices has been approved by the Planning Board. The Redevelopment Agency agreement will be finalized soon, next will be the financial agreement with the Council. 39 Edgeboro will be finished soon and they might have to come back to the Redevelopment Agency. We will have a financial update at the next meeting so you will have an idea of where we are. We will be discussing areas 2A & 3A at the next meeting.
- b. Clerk
- c. Attorney
- d. Planner
- e. Chairman – I would like to have River Development and their partner at the next meeting. Ron, should finances and debt be discussed in closed session.
Ron Gordon: It should be discussed in open session unless there are negotiations and then it should be in closed session.

Mirah Becker: Can we see the final drawing for 110 Tices

Michael Hughes: We could do that at the next meeting.

Irina Katsnelson: We can have a brief explanation on Redevelopment? I feel so many people don't understand.

Cindy Furgang: What can we say?

Ronald Gordon: Being a member of the Agency does not mean you lose your option to speak. By opening the door on social media you have to be careful.

Irina Katsnelson: Has there been any changes to housing rules?

Ronald Gordon: There has been no change in the New Jersey Affordable Housing requirements. There are political issues on a national level. Court ordered requirements are valid and binding.

4. Public Comments

Brad Cohen: The Redevelopment Agency has to sign off on the development and should see the changes that were made. Only pilots can be approved by the governing body (Township Council) So the next meeting we will have a Closed session and River will bring in their partner. Closed session will be to discuss the Redevelopment agreement.

5. Agenda

- A. Approve the August 17, 2020 Redevelopment Agency meeting minutes.
Motion to approve by Commissioner Becker, second by Commissioner Katsnelson
Mirah Adah Becker - v

Allison Nagelberg - ✓
Councilman Spadafino -
Debbie Wynter - Absent
Irina Katsnelson - ✓
Cindy Furgang - ✓
James Wendell - ✓

- B. Approval of Bill Lists – Operations and Escrow
Motion to approve by Commissioner Spadafino, second by Commissioner Nagelberg
Mirah Adah Becker - ✓
Allison Nagelberg - ✓
Councilman Spadafino - ✓
Debbie Wynter - Absent
Irina Katsnelson - ✓
Cindy Furgang - ✓
James Wendell - ✓

6. For the Good of the Cause

7. Adjournment

Motion to adjourn by Commissioner Spadafino, second by Commissioner Katsnelson.
Voice vote – All in favor, none opposed
Meeting adjourned 8:35pm