

**NORTH BRUNSWICK TOWNSHIP |
MINUTES....**

**REGULAR MEETING
May 15, 2023**

A regular meeting of the North Brunswick Township Council was held on Monday, May 15, 2023 at 7:03 pm in the North Brunswick Board of Education Meeting Room at Linwood School, 25 Linwood Place, North Brunswick, Middlesex County, New Jersey.

Mayor Womack called the meeting to order.

Roll call:

Present: Ms. Guadagnino Messrs. Socio, Davis, and Mehta

Absent: Hutchinson, Andrews

Ms. Russo announced that the notice requirements of the law have been satisfied. Notices were sent by certified mail on May 10, 2023 to the following:

- a) The Home News Tribune b) Star Ledger c) North Brunswick Sentinel

Notice receipts are on file in the Municipal Clerk's Office. Also, notices were posted on the doors at the Municipal Complex and filed in the Municipal Clerk's Office.

Councilman Davis lead the assembly in the Pledge of Allegiance.

Administration of Oath:

Chief Battaglia read bio on Police Officer Sherman Harris, Jr. Sherman Harris Jr. comes to us from the Franklin Township Police Department. Harris also worked as a Middlesex County Sheriffs Officer. Harris is a Township resident and graduated from North Brunswick High School. He graduated Mercer County Police Academy in 2019. His friend Keith will be holding the bible for his swearing in tonight. Mayor Womack did the swearing in.

Chief Battaglia read bio on Police Officer Raymond Genito. Raymond Genito comes to us from Lambertville Police Department where he was a Special Police Officer II. Genito also, worked at Wildwood PD as a Special Police Officer II. Genito is a Township resident and graduated North Brunswick High School and he received his Bachelor's degree from Kean University. He graduated Cape May County Police Academy in 2021. It should be noted that Genito is also a 2011 Graduate from the North Brunswick Junior Police Academy. His mom will be holding the bible for his swearing in tonight. Mayor Womack did the swearing in.

Also present: Township Attorney Ron Gordon, Business Administrator Justine Progebin, Acting Director of DPW Steve Bloyed, Director of DPRCS Lou Ann Benson, CFO Cavel Gallimore, Police Chief Joe Battaglia, Director of Department of Community Development Michael Hritz, Planner Tom Vigna, Clerk Lisa Russo and Administrative Secretary Marilu Ruiz.

Mayor Womack asked council members if any items are to be removed from the Consent Agenda.

Mayor Womack called for a motion to approve items 5a to 5s on the consent agenda. Motion made by Mr. Davis to approve items 5a to 5s on the agenda, second Mr. Socio.

Roll call:

Present: Ms. Guadagnino Messrs. Socio, Davis, and Mehta

Absent: Hutchinson, Andrews

Consent Agenda

- a. 149-5.23 Approving a Large Event Application for the 2023 Youth Sports Festival
- b. 150-5.23 Authorizing Budget Transfers for Fiscal Year 2023 Appropriations
- c. 151-5.23 Authorizing an agreement with Meridian Strategic Services, Inc. for Project Management and Consulting Services for Remediation and Restoration of the Municipal Complex damaged during Hurricane Ida
- d. 152-5.23 Authorizing an amendment to Contract BID19007 with J. Fletcher Creamer & Son Inc. for Sewer and Stormwater Collection System Maintenance and Repair Services
- e. 153-5.23 Authorizing an amendment to Contract BID20003 with Municipal Maintenance Company under the Department of Public Works Sewer Division for Maintenance and Repair of Sewer Lift Stations
- f. 154-5.23 Authorizing an amendment to Contract BID20004 with Sanitation Equipment Corp. for replacement parts for Automated Refuse Truck Bodies under the Department of Public Works
- g. 155-5.23 Authorizing the Award of Contract BID23004 to J. Fletcher Creamer & Son Inc. for Sewer and Stormwater Collection System Maintenance and Repair Services under the Department of Public Works Sewer Division
- h. 156-5.23 Authorizing the Youth Sports Festival to conduct Fireworks Displays
- i. 157-5.23 Authorizing consent to a Ground Lease of Space at the Cell Tower located at 5 Lindsey Drive, also known as Block 148.06 Lot 106, on the Official Tax Map of the Township of North Brunswick
- j. 158-5.23 Resolution in support of an Ordinance amending Chapter 205 "Land Use" to make changes to the Official Zoning Map of the Township of North Brunswick and adopting reasons for deviation from the Master Plan
- k. 159-5.23 Authorizing the application and acceptance of a Federal Grant from the State of New Jersey Department of Law and Public Safety, Division of Highway Traffic Safety - "HTS Mobilization 2023 Click It or Ticket"
- l. 160-5.23 Authorizing the application and acceptance of a Federal Grant from the State of New Jersey Department of Law and Public

- Safety, Division of Highway Traffic Safety - "HTS Federal Highway Safety Grant 2024"
- m. 161-5.23 Resolution approving the FY 2023 Emergency Appropriation
 - n. 162-5.23 Bill List
 - o. 163-5.23 Authorizing a Change in Scope to the PSA with CME Associates appointed as the 2023 Township Consulting Engineer Firm for Preparation of Bid Plans for an Extension of the Exterior Stair Wall at the Municipal Complex
 - p. 164-5.23 Authorizing Award of Contract to SID International for Replacement of Cable Studio Network and Related Equipment
 - q. 165-5.23 Authorizing a Contract with Hannas Mechanical Contractors Inc. for the Boiler Replacement Project at the Municipal Complex
 - r. 166-5.23 Authorizing the advertisement for the Receipt of Bids for the Remediation and Restoration of the Municipal Complex Exterior Facade
 - s. 167-5.23 Authorizing a Contract with Ascend Construction Management for work associated with Municipal Complex Third Floor Build Out and Reception Area Improvements

Mayor Womack called for a motion to approve item 6a on the agenda Approval of Special Council Meeting April 24, 2023 so moved by Council President Mehta second by Mr. Socio.

Mayor Womack called for a motion to approve item 6b on the agenda Approval of Regular Council Meeting Minutes May 1, 2023 so moved by Mr. Socio second by Council President Mehta.

Ordinances/First Reading/Introduction

23-11 – Bond Ordinance providing for Capital Improvements for and by the Township of North Brunswick, in the County of Middlesex, New Jersey, appropriating the Appropriating the aggregate amount of \$10,000,000 therefore and authorizing the issuance of \$9,500,000 in Bonds or Notes of the Township to finance part of the cost thereof

Mayor Womack called for a motion to introduce Ordinance **#23-11**, so moved by Mr. Socio second by Ms. Guadagnino second reading and public hearing to be held at a regular meeting on May 30, 2023 at 7:00 pm in the North Brunswick Board of Education Meeting Room at Linwood School, 25 Linwood Place North Brunswick, Middlesex County, NJ following Legal Publication in the June 1, 2023 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex Trailer #1, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are Available upon request.

Roll call:

Present: Ms. Guadagnino Messrs. Socio, Davis, and Mehta

Absent: Hutchinson, Andrews

Ordinances/Second Reading/Public Hearing

23-10 -An Ordinance amending Chapter 205 "Land Use" to make changes to the official Zoning Map of the township of North Brunswick, Regulate Accessory Apartments, and create a new R-8 Single-Family Residential Zone

Mayor Womack opened the Public Hearing.

Director Hritz explained Ordinance #23-10 and ERR Zone

Resident Richard Leder spoke about the Retention Pond at Sabella Park and how it floods out, he also, provided the Mayor and Council questions he had submitted to Planner Tom Vigna and the response he received.

Mayor Womack explained that there are no plans on using that field.

Mr. Hritz explained the Basin.

Mayor Womack Babbage Park is our focus nothing new will be at Sabella Park.

Resident Timothy Vetter wanted clarification on Education Recreation.

Mayor Womack explained the clarification on research.

Resident Garrick Stoldt had questions about Brunswick Knolls.

Mr. Hritz explained that every park in our Township is on Green Acres.

Resident Marianne Butt wanted to confirm if the big empty space is it a part of Green Acres.

Resident Sanjay Modi asked for clarification on building on certain open space.

Township Atty. Ron Gordon explained the Zoning Laws.

Resident Veronica Stepfan asked if industrial areas are being sold and can the Township turn into residential Property.

Mr. Hritz explained that the Township has no plans on selling those properties.

Resident Ed Goldenbaur asked if open fields on Green Acres can have a new baseball or soccer field. Director of DPRCS Lou Ann Benson responded that there are no plans on building any new fields, Green Acres comes with a conservation agreement.

Resident Antora Banerjee had questions about JFK Field with soccer practices.

Councilman Socio responded that the park is not being used.

Director Hritz asked if anyone had further question that he will answer in person, via phone or e-mail. Some residents still had questions that Mr. Hritz and Mr. Vigna will answer.

Mayor Womack called for a motion to close Public Hearing so moved by Ms. Guadagnino second by Mr. Socio.

Mayor Womack called for a motion to adopt Ordinance #23-10 So moved Council President Mehta second by Mr. Socio that Ordinance #23-10 approved on second and final reading and referred to the Mayor for his action and then published in the May 18, 2023 issue of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Present: Ms. Hutchinson, Ms. Guadagnino Messrs. Socio, Davis, and Mehta
Absent: Andrews

Ms. Hutchinson arrived at 7:39 pm

Reports from Mayor, Council, Administrator, CFO

Mr. Socio announced the 44th Annual Memorial Day 5K Run/Walk 2023 Monday, May 29th North Brunswick Community Park register online at runsignup.com/Race/NJNorthBrunswick/NB5K

North Brunswick Summer Camp June 26-Aug.18 camp is held at Veterans Park.
For more information call DPRCS at 732-247-0922 ext. 475

Mr. Davis announced the Memorial Day Commemoration Ceremony at Veteran Park beginning at 11am there will be breakfast served at the Adams AC at 9am and lunch after ceremony.

May 21st the Fireman's Memorial will be held across the street from the North Brunswick Post Office on Livingston Ave at 11am.

Pavers for family and friends are still available.

The Township will continue with Street naming's.

For more information call DPRCS at 732-247-0922 ext. 475

Council President Mehta announced Food Pantry Saturday, June 24th 11am- 1pm at 1845 Hwy 130 South, North Brunswick. For more information call 732-230-7412 ext. 2 or e-mail admin@wwcministries.org

MVC is coming to you at the Senior Center 15 Linwood Place North Brunswick, NJ Monday June 12, 2023 10am to 2pm. Driver License, Non -Driver Id cards, Registrations, Real ID (Limited Customers must have appt.), License plates, Placards, Exam. Permits.

Preventing Elder Financial Abuse May 17th at 9am at the North Brunswick Senior Center, 15 Linwood Place, North Brunswick.

Mayor Womack opened the Public Hearing.

Resident Veronica Stefan has concerns with Hidden Lake Drive with vehicles driving too fast over the speed limit.

Mr. Socio responded that residents complain however, they do not want speed bumps put in front of their house.

Mayor Womack called for a motion to close Public Hearing, so moved by Mr. Socio second by Mr. Davis.

Mayor Womack called for a motion to adjourn the meeting so moved by Mr. Socio second by Mr. Davis.

Adjourn 8:05pm

Lisa Russo
Municipal Clerk



Gmail

Richard Leder

5-15-23 Council mtg.

Saurav Banerjee <sbanerjee@banjarisk.com>

Zoning amendment related - map C amendments question draft for tom vigna

Thomas Vigna <Tvigna@northbrunswicknj.gov>

Thu, May 11, 4:25 PM

To: Saurav Banerjee <saurav.x.banerjee@gmail.com>

Cc: rsleder08902@gmail.com <rsleder08902@gmail.com>

Saurav,

I appreciate your concerns, and I am going to answer your e-mail as best I can.

The proposed Zoning Map amendment C, changing this property from R-2 Single-family Residential to ERR, is simply to make the zoning classification consistent with the actual use of the property. Lands owned by the Township, the Board of Education, Middlesex County and Rutgers University have historically been zoned ERR. Eight of the proposed 21 Zoning Map amendments involve reclassifying Township owned land to ERR from some other zoning category.

The property in question was dedicated to the Township for dual purpose use: as a detention basin for the Royal Brooks subdivision and as open space. The detention basin is necessary to handle stormwater generated by the development, and as such, the basin will remain. The Township has historically utilized the property for practice soccer fields although it has not been used that way for many years. Nonetheless, the Township has the right to utilize this property for recreational purpose should it choose to do so in the future.

However, I want to again emphasize that the rezoning of this property is entirely limited in scope as described, and I am aware of no plans for future use of this property by the Township.

I am providing the following brief responses to your questions in the color red:

Questions seeking to be addressed:

1. What are the township's long-term plans for this land aside from ERR classification?

What are you planning to do with the property? How will it effect us?

I have no knowledge of any long-term plans whatsoever for this property.

2. What is the reason for this sudden rezoning? We would like more information on the

Township Policy to zone all township-owned land as ERR. When did this policy go into

effect? Can you provide other examples of rezoning from residential to ERR pursuant to

the new policy?

The rezoning follows a comprehensive review by our Planning Board. The overwhelming majority of municipally owned property has always been zoned ERR. This action brings all remaining properties into compliance.

risks?

15. What will assure proper ingress and egress to the land? As current access is not enough, do you plan to take eminent domain on any of our properties to do so?

As noted above, while the township retains the right to use the property for recreational purposes, I am aware of no plans to do so. As a result, I am not addressing items 11 through 15.

16. If an ERR is not in place and we remain as R-2 Single Family Residential, what is to stop a developer from placing houses and/or other structures on the retention pond and impacting any related infrastructure, thus causing many of the same, if not more problems as discussed above, relating to building on the property and its impact on existing homes?

[Quoted text hidden]