

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

**REGULAR MEETING
June 23, 2025**

A regular meeting of the North Brunswick Township Council was held on Monday, June 23, 2025 at 7:00 pm at the Township of North Brunswick Municipal Complex Court Room located at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey.

Mayor Womack called the meeting to order

Roll call:

Present: Messrs. Rich, Davis and Socio

Absent: Ms. Hutchinson, Ms. Guadagnino

Also present: Township Attorney Ronald Gordon, Business Administrator Justine Progebin, Chief Financial Officer Cavel Gallimore, Director of Department of Public Works Steven Bloyed, Director of Community Development Michael Hritz, Municipal Clerk Lisa Russo and Deputy Municipal Clerk Monica Orlando

Ms. Russo announced that the notice requirements of the law have been satisfied. Notices were sent by email on May 23, 2025 to the following:

- a) The Home News Tribune
- b) The Star Ledger

Notice receipts are on file in the Municipal Clerk's Office at the Municipal Complex.

Councilman Davis lead the assembly in the Pledge of Allegiance.

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

Mayor Womack called for a motion to approve ***item 4a to 4dd*** on the consent agenda. Motion made by Councilman Socio second by Councilman Davis.

- a) Resolution 204-6.25:** Authorizing Budget Transfers Fiscal Year 2025
- b) Resolution 205-6.25:** Approving the FY 2026 Temporary Budget
- c) Resolution 206-6.25:** Approving the FY 2026 Temporary Budget for Water and Sewer Utilities
- d) Resolution 207-6.25:** Authorizing the Transfer of Unexpended Fiscal Year 2024 Appropriations to a Dedicated Storm Recovery Reserves
- e) Resolution 208-6.25:** Authorizing the Transfer Of \$57,000 Unexpended Fiscal Year 2024 Appropriations to a Dedicated Accumulated Leave Absences Trust Fund
- f) Resolution 209-6.25:** Approving Municipal Tax Levy for the Fiscal year 2026
- g) Resolution 210-6.25:** Authorizing Application and Acceptance of a County of Middlesex. Cultural and Heritage Commission Heritage Day Grant
- h) Resolution 211-6.25:** Approving a Budget Amendment Pursuant to NJSA 40A:4-87 (Ch 159, PL 1948) County of Middlesex. Cultural and Heritage Commission Heritage Day Grant

- i) **Resolution 212-6.25:** Authorizing Award of Contract BID25007 to Robert H. Hoover and Sons, Inc for the Purchase of a Tandem Axle Truck
- j) **Resolution 213-6.25:** Authorizing an Amendment to Contract PRO25050 With ATT Sports, Inc. Under the Department of Public Works
- k) **Resolution 214-6.25:** Authorizing Award of Contract BID25006 to American Lawn & Sprinkler for Municipal Complex Irrigation
- l) **Resolution 215-6.25:** Authorizing **the Sale of a Surplus Garbage Truck to the Borough of Rutherford Pursuant to NJSA 40A:11-36(2)**
- m) **Resolution 216-6.25:** Authorizing Public Improvements Bond Releases for 450 Blackhorse Owner LLC and Catalyst Industrial Outdoor Storage Fund 1 LP
- n) **Resolution 217-6.25:** Authorizing Public Improvements Bond Releases for Sue Chan, for the Property Known as 643 Georges Road, Block 204 Lot 9
- o) **Resolution 218-6.25:** Authorizing Public Improvements Bond Releases for 133 Old Beekman Rd, LLC, for the Property Known as 753 Myrtle Road, Block 143, Lot 233
- p) **Resolution 219-6.25:** Supporting an Application for Cultural Arts Facilities Expansion (“Café”) Funding from the New Jersey Economic Development Authority (“Eda”) for the George Street Playhouse Center for Theatre Performance, Production & Education at North Brunswick
- q) **Resolution 220-6.25:** Authorizing an Adjustment to Township Customer(s) for Their Water-Sewer Utility Account
- r) **Resolution 221-6.25:** Confirming Appointments to the Redevelopment Agency of the Township of North Brunswick
- s) **Resolution 222-6.25:** Confirming the Appointment of the Tax Assessor

- t) **Resolution 223-6.25:** Authorizing a Shared Service Agreement with Freehold Township for Information Technology Consulting Services
- u) **Resolution 224-6.25:** Authorizing A Professional Service Agreement with The Law Offices of Apruzzese, McDermott, Mastro & Murphy, P.C. To Provide Special Labor Consultation Services
- v) **Resolution 225-6.25:** Authorizing the Solicitation of Bids for The Construction of a Resiliency Center at the Municipal Complex
- w) **Resolution 226-6.25:** Authorizing the Renewal of Liquor Licenses for the 2025-2026 Licensing Term
- x) **Resolution 227-6.25:** Appointing Alternate Deputy Registrar
- y) **Resolution 228-6.25:** Authorizing a Change in Scope to the Professional Services Agreement with CME Associates, Appointed as the 2025 Township Consulting Engineering Firm, to Include Construction Administration Services For the 2025 Road Improvement Program
- z) **Resolution 229-6.25:** Authorizing Award of Contract Bid 25001 To Lucas Brothers, Inc. for the 2025 Road Improvement Program
- aa) **Resolution 230-6.25:** Appointing Mayor Francis Womack, III as the Municipal Emergency Management Coordinator
- bb) **Resolution 231-6.25:** Appointing Marrisssa Heyman as the Deputy Municipal Emergency Management Coordinator for the Township of North Brunswick

cc) Resolution 232-6.25: Authorizing A Settlement Agreement Between the Township of North Brunswick and Safeco Insurance/Liberty Mutual Insurance Company
dd) Resolution 233-6.25: Approving Bill Pay

Roll call:

Yays: Messrs. Rich, Davis and Socio
Nays:
Abstain:
Absent: Ms. Hutchinson, Mr. Mehta, Ms. Guadagnino

Mayor Womack called for a motion to approve item 5a on the agenda of **Regular Meeting/ May 19, 2025** so moved by Councilman Socio, second by Councilman Rich.

Roll call:

Yays: Messrs. Rich, Davis, and Socio
Nays:
Abstain:
Absent: Ms. Hutchinson, Mr. Mehta, Ms. Guadagnino

Ms. Guadagnino arrives at 7:06 pm

Ordinances / First Reading / Introduction:

- a.) #25-10** – Ordinance to Amend the Revised General Ordinances of the Township of North Brunswick, County of Middlesex, State of New Jersey, to Delete Chapter 212, Licensed Occupations, and Add Chapter 183, General Business Licensing

Mayor Womack called for a motion to introduce **Ordinance #25-10** So moved by Councilman Socio, second by Councilman Davis. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

- b.) #25-11** – Ordinance to Amend Chapter 427, Swimming Pools, of the Revised General Ordinances of the Township of North Brunswick, County of Middlesex, State of New Jersey

Mayor Womack called for a motion to introduce **Ordinance #25-11**. So moved by Councilman Socio, second by Councilman Davis. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms, Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-12 – Ordinance to Amend Chapter 416, Retail Food Establishments, Subsection 416-8, Fee Schedule for Retail Food Establishment Reinspections and Retail Food Establishment Initial Plan Review, of the Revised General Ordinances of the Township of North Brunswick, County of Middlesex, State of New Jersey

Mayor Womack called for a motion to introduce **Ordinance #25-12**. So moved by Councilman Davis, second by Councilman Socio. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms, Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-13 – Ordinance to Amend Chapter 143, Canvassing and Soliciting, Subsection 143-1, Permit Required, and Subsection 143-2, Application for Permit, of the Revised General Ordinances of the Township of North Brunswick, County of Middlesex, State of New Jersey

Mayor Womack called for a motion to introduce **Ordinance #25-13**. So moved by Councilman Rich, second by Councilman Socio. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms. Guadagnino
Nays: None
Abstain: None

Absent: Ms. Hutchinson, Mr. Mehta

#25-14 – Ordinance to Amend Chapter 254, Fees for Copies, Subsection 254-3, Certified Copies of Vital Statistics, of the Revised General Ordinances of the Township of North Brunswick, County of Middlesex, State of New Jersey

Mayor Womack called for a motion to introduce **Ordinance #25-14** So moved by Councilman Socio, second by Councilman Rich. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-15 – Ordinance Amending Chapter 352, Water Utility, Subsection 352-22, Water rates and fees; bulk water, of the Revised General Ordinances of the Township of North Brunswick

Mayor Womack called for a motion to introduce **Ordinance #25-15** So moved by Councilman Davis, second by Councilman Rich. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-16 –

a) Ordinance Amending Chapter 276, Sewers, Subsection 276-7, Sewer Rentals, of the Revised General Ordinances of the Township of North Brunswick

Mayor Womack called for a motion to introduce **Ordinance #25-16** So moved by Councilman Socio, second by Councilman Davis. Second reading and public hearing to be held at a regular meeting on July 14, 2025 at 7:00 pm in the Municipal Complex Court Room, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey Following Legal Publication in the June 27, 2025 of the Home News Tribune according to the Law. This ordinance is posted in the Municipal Complex, Municipal Clerk's Office at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and copies are available upon request.

Roll call:

Yays: Messrs, Rich, Davis and Socio, Ms, Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Ordinances: Public Hearing / Second Reading / Adoption:

#25-05 – Ordinance Releasing, Extinguishing, and Vacating the Rights of the Township of North Brunswick in Sewer Easements Located on Block 321, Lot 8.05, in the City of New Brunswick, Middlesex County, State of New Jersey

Mayor Womack opened the Public Hearing. No public comment

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

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Mayor Womack called for a motion to adopt Ordinance #25-05 so moved by Councilman Davis, second by Councilman Socio that Ordinance #25-05 be approved on second and final reading and referred to the Mayor for his action and then published in the June 27, 2025 issue of the Home News Tribune according to the Law. Ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are available upon request.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-06 – An Ordinance Amending and Supplementing Chapter 205, “Land Use,” Article XVII, “I-2 Industrial District,” Section 205-76.1 “Transit-Oriented Mixed-Use Development Overlay and to Implement the Housing Element and Fair Share Plan

Mayor Womack opened the Public Hearing. No public comment

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

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Mayor Womack called for a motion to adopt Ordinance #25-06 so moved by Councilman Davis, second by Councilman Socio that Ordinance #25-06 be approved on second and final reading and referred to the Mayor for his action and then published in the June 27, 2025 issue of the Home News Tribune according to the Law. Ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are available upon request.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-07 –An Ordinance Amending Chapter 205 to Create a New Article XIIB, “R-9 Mid-Rise Senior Residential District” in Order to Implement the May 21, 2025, Housing Element and Fair Share Plan

Mayor Womack opened the Public Hearing. No public comment

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

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Mayor Womack called for a motion to adopt Ordinance #25-07 so moved by Councilman Socio, second by Councilman Davis that Ordinance #25-07 be approved on second and final reading and referred to the Mayor for his action and then published in the June 27, 2025 issue of the Home News Tribune according to the Law. Ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are available upon request.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-08 –: An Ordinance Amending Chapter 205 to Create a New Article XIIC, “R-10 Mid-Rise Family Residential District” in Order to Implement the May 21, 2025, Housing Element and Fair Share Plan

Mayor Womack opened the Public Hearing. No public comment

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

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Mayor Womack called for a motion to adopt Ordinance #25-08 so moved by Councilman Davis, second by Councilman Rich that Ordinance #25-08 be approved on second and final reading and referred to the Mayor for his action and then published in the June 27, 2025 issue of the Home News Tribune according to the Law. Ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are available upon request.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

#25-09 –:An Ordinance Amending and Supplementing Chapter 227 “Parking for the Handicapped” of the Code of the Township of North Brunswick

Mayor Womack opened the Public Hearing. No public comment

Mayor Womack called for a motion to close Public Hearing so moved by Councilman Socio, second by Councilwoman Guadagnino.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino
Nays: None
Abstain: None
Absent: Ms. Hutchinson, Mr. Mehta

Mayor Womack called for a motion to adopt Ordinance #25-09 so moved by Councilman Davis, second by Councilman Socio that Ordinance #25-09 be approved on second and final reading and referred to the Mayor for his action and then published in the June 27, 2025 issue of the Home News Tribune according to the Law. Ordinance is posted in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey and Copies are available upon request.

Roll call:

Yays: Messrs. Rich, Davis, Socio and Ms. Guadagnino

Nays: None

Abstain: None

Absent: Ms. Hutchinson, Mr. Mehta

Reports from Mayor, Council, Administrator, CFO

The Municipal Clerk's Office announced there are new features on their website. You may now order Vital Statistics certified copies through the website and apply or renew for a Merchant License.

Mayor Womack opened the Public Hearing at 7:18 pm.

No one from the public..

Mayor Womack called for a motion to close Public Hearing at 7:19 pm, so moved by Council President Guadagnino, second by Councilman Davis.

Roll call:

Yays: Ms. Hutchinson, Messrs. Rich, Mehta, Davis and Guadagnino

Nays:

Abstain:

Absent: Mr. Socio

The Mayor and Town Council relocated to the Council Room for an Agenda Workshop to discuss items for the next Town Council Meeting. No formal action was taken

Mayor Womack called for a motion to adjourn, so moved by Council President Guadagnino second by Councilman Rich.

Adjourn 7:57 pm

Lisa Russo
Municipal Clerk