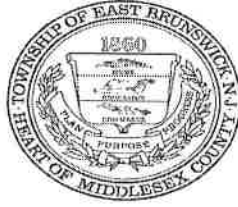


**EAST BRUNSWICK TOWNSHIP COUNCIL
MEETING MINUTES
JULY 10, 2023**

Township of East Brunswick
1 Jean Walling Civic Center Dr.
East Brunswick, New Jersey



Regular Meeting: X
Special Meeting: N/A
Meeting Time: 7:30 P.M.

Council President McEvoy called the meeting to order at 7:30 p.m. The Governing Body and its audience proceeded with the Pledge of Allegiance, followed by a Moment of Silence.

The Township Clerk, Tamar Lawful, called the roll:

Present: Councilman Behal
Councilman Wendell
Councilwoman Winston
Councilwoman Zimbicki
Council President McEvoy

Also Present: Mayor Brad Cohen
Michael Baker, Township Attorney
Joseph Criscuolo, Administrator
Tamar Lawful, Township Clerk

Due to technical difficulties, at 7:31 p.m., there was a temporary interruption of the Council Meeting. The meeting resumed at 7:41 p.m.

The Township Clerk, Tamar Lawful, read the Statement of Adequate Notice:

Adequate notice of this meeting has been provided as required under Chapter 231, P. L. 1975, by specifying the time, date, location, and to the extent known, the agenda, by posting a copy on the Bulletin Board located in the main lobby of the East Brunswick Municipal Building, providing a copy to the Home News Tribune and Sentinel newspapers, posting a copy on the Township's website and by filing a copy in the office of the Township Clerk which will be entered into the minutes.

APPROVAL OF MEETING MINUTES

Resolution # 23-207 Resolution Adopting Meeting Minutes – June 26, 2023

Councilman Wendell moved the adoption of Resolution # 23-207, seconded by Councilman Behal. With no recommended changes to the Minutes, Council President McEvoy requested a roll call vote:

RECORDED VOTE OF COUNCIL						
Council Member	Motion	Second	Yes	No	Abstain	Absent
Behal		X	X			
Wendell	X		X			
Winston			X			
Zimbicki			X			
McEvoy			X			

By a unanimous vote, the resolution adopting the meeting Minutes was approved.

PROCLAMATIONS

There are none.

Presentation:

East Brunswick Ice Rink Design and Financial Analysis

Presented by: Brad Cohen - Overview of the Project

DMR Consulting Inc. - Presentation of the Ice Rink

Keith Kipp, Director of Planning and Engineering

Michael Reissner, Director of Parks and Recreation

Angel Albanese, CFO - Finance

Mayor Brad Cohen

Introduction to the Project

Mayor Cohen introduced the East Brunswick Ice Rink presentation. The ice rink project stemmed from a community survey in which the public expressed the types of redevelopments they wished to see in the community. The top three requests were as follows:

- Community Center with a pool
- Expansion of the Community Arts Center (CAC)
- Ice Rink

Through the implementation of redevelopment, municipalities are empowered to negotiate with redevelopers for opportunities that would be advantageous to the community. In this instance, the redeveloper of 110 Tices Lane proffered the township a parcel behind Kohl's, which is now the proposed location for the East Brunswick ice rink project. The location of the proposed rink wasn't suitable for a Community Center; therefore, the focal point was to use the parcel to build an ice rink in response to the township request.

The goal is to designate one rink to be used by residents and the other to be used by outside members for tournaments. The township will appropriate \$40 million to construct the rink and obtain furniture, fixtures, and all the essentials needed.

DMR Architects: Kurt Zierheilig

Project Design

Mr. Zierheilig presented the proposed ice rink and its architectural plans. The first-floor plan was presented in a color rendering, which depicted the main entrance of the rink, which opens to the lobby. To the left of the front lobby is a raised platform with clear glass for viewing the ice rinks in a warm seated area. Also available are party rooms for rental, multi-purpose rooms, three management offices, and a concession stand. To the right of the front lobby is guest services. The main ice rink can accommodate a 400-seat capacity, and the second rink can accommodate a 200-seat capacity. In between both rinks are locker rooms, which include complimentary showers and bathrooms for guests. The mechanical room, which includes all necessities for the function of the rink, was indicated.

The second upper level of the facility allows the public to overlook both rinks, which provides a stunning view. The area consists of additional multi-purpose rooms for storage and other miscellaneous needs.

A rendering of the exterior of the property was shown. Mr. Zierheilig described the types of materials to be used to build the exterior structure and described the exterior facade. He further discussed the aesthetic focal point of the front lobby rendering. Upon entering, guests will see a beautiful ice cube element illuminating soft blue colors in the front lobby.

The operation of the building is not staff-intensive and requires minimal staff to maintain the operation of the facility.

Keith Kipp, Director of Planning and Engineering
Project Construction Plans

Mr. Kipp presented the construction plans for the ice rink project. He explained that the site plans were designed in-house. However, the storm system was designed by CME Associates. He demonstrated the entrance and exit of the facility and explained the traffic flow. There will be a roundabout to facilitate the flow of traffic upon entering and exiting the complex. The township will secure a lease agreement with Lowe's to accommodate any overflow of vehicles to the site.

Michael Reissner, Director of Parks and Recreation
Recreational Facility

Mr. Reissner presented the ice rink as a recreational facility for the community. Ice rinks were visited throughout the state to ascertain design ideas for the project. All the rinks that were visited were bustling with two to three sheets of ice. An ice rink committee was formed and consists of residents of different career backgrounds, from engineers to architects to ice skaters, etc., to brainstorm about the implementation of the project.

Mr. Reissner described the different areas of the facility, from its party rooms to the upper level, which provides multi-purpose rooms and a viewing area overlooking the ice rinks. In the summertime, children enrolled in summer day camp will utilize the facility. Currently, children are bused to an ice rink out of town for these services.

Angel Albanese, CFO
Finance of Project

Mrs. Albanese reviewed the project's operational results and finances. The project is estimated to net \$500,000 in revenue the first year and eventually \$1,000,000 per year going forward. To fund the current project, the township will secure bonds and notes. The interest on borrowing is 3.7% for the township. Currently, the average interest rate is 5%. However, as interest rates fluctuate, the township's interest rate could potentially decrease.

Councilman Wendell commented that the project is expected to be self-liquidating.

Brad Cohen, Mayor
Presentation Conclusion

Mayor Cohen concluded the presentation and reminded residents that the redevelopment initiatives aim to improve and give back to the community.

AGENDA SESSION (DISCUSSION ONLY- NO VOTE)

There were none.

ORDINANCE(S) FOR SECOND READING
***** PUBLIC HEARING *****

ORDINANCE # 23-20

AN ORDINANCE OF THE TOWNSHIP OF EAST BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING CHAPTER 209, SECTION 65, ENTITLED "SCHEDULE XXVI: MID-BLOCK CROSSINGS," OF THE CODE OF THE TOWNSHIP OF EAST BRUNSWICK TO ADD A MID-BLOCK CROSSWALK DESIGNATION ON FERN ROAD

Township Clerk, Tamar Lawful, read the ordinance by title.

Councilman Wendell moved that the ordinance be adopted on second and final reading, and that the ordinance be submitted to the Mayor for approval, and thereafter published according to law. Councilman Behal seconded the motion.

PUBLIC HEARING

Council President McEvoy opened the meeting to the public for discussion.

END OF PUBLIC SESSION

There being no members of the public wishing to be heard, Council President McEvoy closed the public hearing on Ordinance # 23-20.

RECORDED VOTE OF COUNCIL						
Council Member	Motion	Second	Yes	No	Abstain	Absent
Behal		X	X			
Wendell	X		X			
Winston			X			
Zimbicki			X			
McEvoy			X			

By a unanimous vote, Ordinance # 23-20 was adopted on second reading.

ORDINANCE # 23-21

AN ORDINANCE OF THE TOWNSHIP OF EAST BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY AMENDING CHAPTER 209, SECTION 44, ENTITLED "SCHEDULE V: TIME LIMIT PARKING," OF THE CODE OF THE TOWNSHIP OF EAST BRUNSWICK TO ENFORCE TIME LIMIT PARKING ON CERTAIN SECTIONS OF WILLOW STREET

Township Clerk, Tamar Lawful, read the ordinance by title.

Councilman Wendell moved that the ordinance be adopted on second and final reading, and that the ordinance be submitted to the Mayor for approval, and thereafter published according to law. Councilwoman Zimbicki seconded the motion.

PUBLIC HEARING

Council President McEvoy opened the meeting to the public for discussion.

END OF PUBLIC SESSION

There being no members of the public wishing to be heard, Council President McEvoy closed the public hearing on Ordinance # 23-21.

RECORDED VOTE OF COUNCIL						
Council Member	Motion	Second	Yes	No	Abstain	Absent
Behal			X			
Wendell	X		X			
Winston			X			
Zimbicki		X	X			
McEvoy			X			

By a unanimous vote, Ordinance # 23-21 was adopted on second reading.

REPORTS

Brad Cohen, Mayor: Mayor Cohen reported on the estimated third-quarter tax bill issued to property owners. Estimated tax bills are issued when the municipality has not received the current year's tax rate from the County Board of Taxation. He explained that the third-quarter bill is likely to be higher; however, the final quarter is anticipated to be lower.

There is a four-part series entitled Tax Talk, presented by Mayor Cohen, in which he explains how to read East Brunswick's property tax bill, the history of taxes in New Jersey, how the township utilizes its 20% of taxes collected, and finally, why taxes in New Jersey are relatively high compared to other states. The first series is currently available for viewing on EBTv, Facebook, and YouTube.

Council President McEvoy noted that the first part of the series was informative and easy to understand. He encouraged the public to watch the video.

Joseph Criscuolo, Administrator: Mr. Criscuolo thanked Michael Reissner, the Director of Parks and Recreation, for a wonderful 4th of July event this year. He further acknowledged the East Brunswick Police Department, which facilitated the safety of the public, Robert Wood Johnson for their presence in the event of an emergency, and the Township Council for their continuous support.

Michael Baker, Township Attorney: Mr. Baker had nothing new to report.

Tamar Lawful, Township Clerk: Ms. Lawful had nothing new to report.

Dinesh Behal, Councilman: Councilman Behal had nothing new to report.

James Wendell, Councilman: Councilman Wendell had nothing new to report.

Dana Winston, Councilwoman: Councilwoman Winston had nothing new to report.

Dana Zimbicki, Councilwoman: Councilwoman Zimbicki reported on the new luxury rental community in East Brunswick, Legacy Place, located at 110 Tices Lane. Legacy Place currently offers 104 new affordable units and many amenities. The first 67 affordable units are expected to be available by the fall of 2023. Applications must be submitted by August 23, 2023. For those interested, visit www.AffordableHomesNeeJersey.com or call 609-664-2769, Extension 5.

Kevin McEvoy, Council President: Council President McEvoy had nothing new to report.

MEETING OPEN TO THE PUBLIC

The Township Clerk read the following statement:

PUBLIC COMMENT STATEMENT

The public comment portion of our meeting is to allow the public to bring to the Council's attention their concerns or comments. In accordance with N.J.S.A. 10: 4-12(a) and the East Brunswick Rules of Council, the Council asks the public to limit their comments to **five (5) minutes or less**. At the conclusion of the statements or questions from a member of the public, the Council President, at his or her discretion, may choose to respond, or not respond, or to ask the Administration to respond.

Council President McEvoy opened the meeting to the public.

Troy Bailey – 16 Glenn Court

Mr. Bailey inquired whether the revenue for the proposed ice rink, as presented, is sufficient to finance the cost of the project and not just the operation of the project. He also inquired whether there would be a designated room for a camera crew, such as EBTv. Mr. Bailey also inquired about any concerns with pressure below ground and on the upper level of the facility.

James York – 9 Gates Avenue

Mr. York commented on the church located across his property, St. Mary's & St. Stephen's Coptic Church. He stated that a traffic control device used by the church during large events to control the overflow of vehicles has been left on the street for weeks. The devices should only be used during events and removed once the event is concluded. He commented that circuses and carnivals are not permitted in residential areas. He noted the exceptions.

Mr. Baker responded that temples, churches, and mosques are mostly located in residential zones. Places of worship are permitted to hold events and are protected by federal regulations on land use activities.

Mayor Cohen commented that, as reasonable individuals, a conversation can be had between a representative of the church and members of the community to remedy this issue in a way that is satisfactory for everyone. The truth is, places of worship are not going anywhere.

Thomas Ingrisani – 58 Deerfield Drive

Mr. Ingrisani inquired about the mechanical area and its location at the ice rink facility, including the system amplifier. He further inquired about how concessions would be handled.

END OF PUBLIC SESSION

There being no further members of the public wishing to be heard, Council President McEvoy closed the Public Session of the meeting.

RESOLUTION(S) [Requiring a separate vote]

There are none.

*****CONSENT AGENDA*****

Resolution # 23-208 through Resolution # 23-215

The following items are considered to be routine and non-controversial items by the Township Council and will be enacted upon by one motion. There will be no separate discussion of these items unless a Council Member so request, in which event, the item will be removed from the Consent Agenda to be discussed, and voted on, following the approval of the remaining items listed on the Consent Agenda.

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- Resolution # 23-208 Resolution Authorizing the Submission of a Grant Application for the APR Automated License Plate Recognition (ALPR) Technology Initiative Grant for Fiscal Year 2022 from the State of New Jersey, Department of Law and Public Safety, Office of the Attorney General in the Sum of \$88,777.00
 - Resolution # 23-209 Resolution Providing for the Insertion of a Special Item of Revenue in the 2023 Budget Pursuant to N.J.S.A. 40A:4-87 (Ch. 159, P.L. 148) – Public and Private Revenues Offset by Appropriations for the Local Recreation Improvement Grant with the New Jersey Department of Community Affairs to Update the Washington Heights Park Playground Equipment in the Sum of \$66,000.00
 - Resolution # 23-210 Resolution of the Township of East Brunswick Authorizing the Tax Collector to Refund Tax/Utility Overpayments
 - Resolution # 23-211 Resolution Authorizing the Middlesex County Fair Association, Inc. to Hold Firework Displays at the Middlesex County Fair on August 7, 2023, and August 13, 2023
 - Resolution # 23-212 Resolution Establishing a Lien on Properties in Accordance with the Property Maintenance Code
 - Resolution # 23-213 Resolution Appointing Crossing Guards in the Township of East Brunswick for the Period of September 1, 2023, to June 30, 2024
 - Resolution # 23-214 Resolution Cancelling Emergency Resolution No. 17405 and 17422 Providing a Cash Match for Middlesex County Grants for 2022 Municipal Alliance for \$18,627.00 and 2022 Arts and History Grant for \$300.00
 - Resolution # 23-215 Resolution to Approve the Bill List

CONSENT AGENDA VOTE

Councilwoman Zimbicki moved the adoption of the resolutions listed on the Consent Agenda, Resolution # 23-208 through Resolution # 23-215. Councilwoman Winston seconded the motion.

RECORDED VOTE OF COUNCIL						
Council Member	Motion	Second	Yes	No	Abstain	Absent
Behal		X	X			
Wendell	X		X			
Winston			X			
Zimbicki			X			
McEvoy			X			

By a unanimous vote, the resolutions listed on the Consent Agenda were approved.

RESOLUTION[S] REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE

There were none.

ORDINANCE(S) FOR INTRODUCTION
Scheduled Public Hearing Date: July 24, 2023

ORDINANCE # 23-22

A BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF EAST BRUNSWICK, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, APPROPRIATING \$40,300,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$40,300,000 IN BONDS OR NOTES TO FINANCE VARIOUS CAPITAL IMPROVEMENT PROJECTS

Township Clerk, Ms. Lawful, read the ordinance by title.

Mr. Criscuolo explained the purpose of the ordinance.

Councilman Wendell moved the adoption of the ordinance on first reading, and that it be published according to the law, and a public hearing on the ordinance be held on July 24, 2023, at the Municipal Building/Court Room, located at 1 Jean Walling Civic Center Drive, in the Township of East Brunswick. Councilman Behal seconded the motion.

RECORDED VOTE OF COUNCIL						
Council Member	Motion	Second	Yes	No	Abstain	Absent
Behal		X	X			
Wendell	X		X			
Winston			X			
Zimbicki			X			
McEvoy			X			

By a unanimous vote, Ordinance # 23-22 passed on first reading.

ADD-ON RESOLUTION

There were none.

UNFINISHED BUSINESS/NEW BUSINESS

There were none.

FOR THE GOOD OF THE CAUSE

James Wendell, Councilman: Councilman Wendell recognized the East Brunswick Police Department for doing an incredible job rescuing residents in the water.

Kevin McEvoy, Council President: Council President McEvoy discussed the advantages to the community by having the East Brunswick ice rink. These benefits include family activities, social benefits for all ages, especially among teenagers, summer camp for children, revenue generated for the community, a place to cool down in the hot summer weather, and a financial opportunity for local businesses to benefit.

CLOSED SESSION

There are none.

ADJOURNMENT

Having no other business to conduct, Councilman Wendell moved to adjourn the meeting. Councilman Behal seconded the motion. All were in favor. The meeting was adjourned at 9:20 p.m.



KEVIN MCEVOY, COUNCIL PRESIDENT

ATTEST:



TAMAR LAWFUL, MUNICIPAL CLERK