

**EAST BRUNSWICK TOWNSHIP COUNCIL
MEETING MINUTES
October 24, 2022**

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 Wendell 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 McEvoy
Councilwoman Sullivan
Councilwoman Zimbicki
Council President Wendell

Absent Councilman Behal

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

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 # 17521 Resolution Adopting Meeting Minutes – October 10, 2022

Councilwoman Sullivan moved the adoption of Resolution #17521, seconded by Councilwoman Zimbicki. With no recommended changes to the meeting Minutes, Council President Wendell requested a roll call vote:

RECORDED VOTE OF COUNCIL ON FINAL PASSAGE:						
Council Members	Motion	Second	Yes	No	Abstain	Absent
Behal			X			
McEvoy			X			
Sullivan	X		X			
Zimbicki		X	X			
Wendell			X			

By a unanimous Roll Call Vote, the resolution adopting the meeting Minutes was approved.

PROCLAMATIONS

Proclamation Recognizing the Arts Coalition

The proclamation was read by Councilwoman Sullivan. Members of the Coalition came forward, and the president gave a brief speech thanking the governing body for the honor. The

coalition aims to promote art and culture in the Township. A commemorative copy of the proclamation was given to the members of the Arts Coalition.

Proclamation Recognizing November 1, 2022, as “Extra Mile Day”

The proclamation was read by Council President Wendell. The public was encouraged to go the extra mile to make our community, state, country, and world a better place.

Proclamation Supporting the East Brunswick Public Library Nominated for the 2023 National Medal for Museum and Library Service

Council Vice President McEvoy read the Proclamation Supporting the East Brunswick Public Library’s Nomination for the 2023 National Medal for Museum and Library Service. Mayor Cohen commented on the significance of being acknowledged and the library’s efforts for putting the Township on the map.

PRESENTATIONS/DISCUSSION ITEM

Presentation:

Redevelopment and PILOT Agreement

By: Mike Hughes, Director of the East Brunswick Redevelopment Agency

Mr. Hughes came forward and explained the purpose of redevelopment and the significance of a PILOT Agreement. A Redevelopment Agency examines parcels, or lots deemed by the Township Council, Planning Board, and independent planners as an “area in need of redevelopment.” The goal of redevelopment is to bring forth redevelopment of commercial, residential, and or industrial zones, by updating underutilized or dilapidated areas. The process of redevelopment is a mechanism used to provide tools and incentives that would otherwise not be available to municipalities, such as negotiation and restrictions. Through negotiation for off-site improvements, a municipality has the ability to obtain certain improvements within the community at no cost to taxpayers. These improvements can range from building construction, road improvements, traffic light improvements, and other infrastructure improvements, to name a few.

Payment in Lieu of Taxes, or PILOT, is a financial incentive for a municipality during a redevelopment project. The redevelopment of an area increases the tax ratables within the municipality. The goal of East Brunswick is to eliminate blighted areas and to spur investment in the community and restore the tax base within those specific areas. A PILOT provides a municipality with a financial cushion, which becomes beneficial during certain circumstances such as tax appeals. The following examples of the financial benefits of a PILOT agreement were provided:

- 39 Edgeboro Road, was a light industrial area now occupied by FedEx. This redevelopment project has a PILOT agreement with the township. Prior to the agreement, the township took in \$80,000 in tax revenue. However, since the redevelopment agreement, the township receives over \$800,000 in revenue.
- 110 Tices Lane is another redevelopment project. The Township generated \$200,000 in revenue prior to the redevelopment project. However, through redevelopment, the Township will generate over 2 million dollars in revenue. Through negotiation the Township will benefit from the widening of Route 18, the improvement on certain traffic light signals, among other benefits.
- The Route 18, Vermella, Redevelopment Project, which is a 500-million-dollar investment, will allow the Township to generate 4 million dollars in revenue each year. The redevelopment project will provide a dog park, repaving of Lake Avenue, Renee Road, among other benefits.

All in all, redevelopment provides great incentives to municipalities, and is handled judiciously.

Presentation:

Water Utility Interlocal Agreements

By: Dan Losik, Director of Public Works, Water and Sewer Utilities

Mr. Losik presented on the Township of East Brunswick Water System. The mission of the Water Utility is to provide safe drinking water to the community. During the presentation, various historical information was provided. For instance, the Township once received its water supplied from the Borough of South River. This is no longer the case. East Brunswick is now the supplier of water to neighboring municipalities. In 1950 the Township began to provide bulk water

sales to neighboring municipalities, such as Spotswood, Helmetta, South River. The Township has an interconnect water agreement with the Borough of Milltown, and the Township of South Brunswick. The purpose of having an interconnect agreement with other municipalities ensures the continuous supply of water in the event of an emergency.

There are two main water sources: ground water and surface water. The Township of East Brunswick once supplied ground water, but in 1980 it switched to surface water. The Township's water source comes from the Delaware River and the Raritan Canal. The water goes through a series of processes, including filtration and pH change, and is required to be tested and approved by the State of New Jersey. Every month, 52 water samples are sent to a laboratory for testing to ensure its safety for the public's use. The results go directly to the Department of Environmental Protection (DEP).

New water meters will be provided through the township and extend to all ratepayers, residential and commercial.

AGENDA SESSION (DISCUSSION ONLY- NO VOTE)

There were none.

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

There were none.

REPORTS

Brad Cohen, Mayor: Mayor Cohen acknowledged Diwali, celebrated today, October 24, 2022. He further thanked Robert Zuckerman for a successful Restaurant Week, held October 17, 2022, through October 23, 2022. The Police Department hosted "Coffee with a Cop" on Saturday, October 22, 2022. This is a great opportunity for the public to interact with the municipality's law enforcement in an informal setting. The Arts Coalition hosted Harvest Fest to raise funds to provide more art and cultural opportunities for the community. Trunk or Treat was held at the Community Arts Center on October 23, 2022. This was a great opportunity for children to trick or treat safely.

Mike Hughes and Dan Losik were thanked for presenting at tonight's Council Meeting. The public was informed that an updated East Brunswick magazine is available at the back entrance of the municipal court.

Joseph Criscuolo, Administrator: Mr. Criscuolo thanked Dan Losik for a comprehensive presentation on the East Brunswick Water System. Starting November 1, 2022, PSE&G will begin milling and paving the roads on which gas lines were replaced. Property owners will be notified of the upcoming road improvement projects. A request will be made to the Middlesex County Transportation Department to address the speed limit inconsistency on Main Street.

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

Tamar Lawful, Township Clerk: Ms. Lawful reported on Early Voting to be held at the Community Art Center from October 29, 2022, through November 6, 2022. Hours of operation will be from 10:00 a.m. to 8:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sundays. She further encouraged the public to utilize the ballot drop box located by the parking lot at the entrance of the Municipal Court and Police Department.

James Wendell, Council President: Council President Wendell had nothing new to report.

Dinesh Behal, Councilman: Councilman Behal was absent.

Kevin McEvoy, Councilman: Councilman McEvoy had nothing new to report.

Sharon Sullivan, Councilwoman: Councilwoman Sullivan had nothing new to report.

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

MEETING OPEN TO THE PUBLIC

The Township Clerk read the following:

PUBLIC COMMENT STATEMENT AND TIME LIMIT

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**. The public may use this opportunity to question any item listed on the Consent Agenda, and request that such item be removed from the Consent Agenda to be discussed and voted on separately. Only one member of the public should approach to speak to the council at a time. The Council will respect the public's time by refraining from any comment until the speaker has finished with their allotted time. It should be further noted that the public comment portion of our meeting is not structured as a question-and-answer session. 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.

If the questions require more detailed responses, the Council President or Administration may ask the member of the public to make an appointment with the appropriate township official during regular business hours. The Township Clerk will regulate the time during the comment portion of our meeting.

Council President Wendell opened the meeting to the public.

Thomas Szaro – 17 Harrison Avenue

Mr. Szaro wished everyone a happy Diwali. He thanked the Administration for looking into the speed limit issue on Main Street. He expressed his support for the republican candidates running for Council and encouraged residents to vote Column A.

Dena Badway - 1516 Village Drive, Woodbridge

Ms. Badway, a student of Professor Jim White, asked Mike Hughes a question concerning redevelopment.

Laura Bing - 335 Lincoln Avenue, Highland Park

Ms. Bing, a student of Professor Jim White, inquired on the long-term effects of a PILOT Agreement and how it would directly affect the citizens of the community.

Verne Whitlock – 694 Old Bridge Turnpike

Mr. Whitlock thanked the Arts Coalition for bringing a vibrant Harvest Fest to the township on October 22, 2022. He further wished the Township Clerk and Deputy Clerk a successful General Election.

Dana Winston – 44 Fresh Ponds Road

Mrs. Winston commended the Governing Body for the proclamation acknowledging the members of the Arts Coalition. Each member is an example of what volunteerism should be, and of the stellar results achieved when they come together. Volunteerism is critical to the township's success, and tonight's proclamation honors those who have stepped up to the challenge by sacrificing their time for the betterment of our community.

Ms. Winston acknowledged both Mike Hughes and Dan Losik for their comprehensive presentations.

Arun Ayyagari – 20 Brookhill Road

Mr. Ayyagari acknowledged the initiative and pedagogy of Professor Jim White for sending his students to understand, participate and engage in politics in the fashion we have all witnessed tonight.

Mike Hudges came forward and addressed the questions presented by the two students.

There are none.

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

Resolution # 17522 through Resolution # 17529

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.

- Resolution # 17523 Resolution Approving the Compensation for the Board of Fire Commissioners, for Fire District No. 1, for Calendar Year 2023
- Resolution # 17524 Resolution Approving the Compensation for the Board of Fire Commissioners, for Fire District No. 2, for Calendar Year 2023
- Resolution # 17525 Resolution Approving the Compensation for the Board of Fire Commissioners, for Fire District No. 3, for Calendar Year 2023
- Resolution # 17526 Resolution Authorizing the Award of Contract to Creative Bus Sales, Inc. for the purchase of one (1) 2023 StarCraft Allstar 14 Passenger Bus for the Department on Aging, through the Houston-Galveston Area Council (H-GAC) National Cooperative Pricing System, Under Contract # BT01-21, in the Amount of \$103,960.00
- Resolution # 17527 Resolution Authorizing the Refund of Hydrant Usage Permits
- Resolution # 17528 Resolution Authorizing the Tax Collector to Refund Tax/Utility Overpayments
- Resolution # 17529 Resolution to Approve the Bill List

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CONSENT AGENDA VOTE

Councilman McEvoy moved the adoption of the resolutions listed on the Consent Agenda, Resolution # 17523 through Resolution # 17529. Resolution # 17522 was removed from the Consent Agenda. Councilwoman Zimbicki seconded the motion.

Council President Wendell requested a roll call vote on the Consent Agenda:

RECORDED VOTE OF COUNCIL ON FINAL PASSAGE:						
Council Members	Motion	Second	Yes	No	Abstain	Absent
Behal						X
McEvoy	X		X			
Sullivan			X			
Zimbicki		X	X			
Wendell			X			

By a unanimous Roll Call Vote, the resolutions listed on the Consent Agenda were approved.

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

- Resolution # 17522 Resolution Authorizing Winter Wonder Lights, LLC to Hold a Christmas Lights Display at the Middlesex County Fairgrounds from November 25, 2022, to January 1, 2023

Councilwoman Sullivan inquired about the presence of traffic safety during the hours of operation. The applicant who was present signaled to the Council that police presence will be available.

Councilwoman Zimbicki moved the adoption of Resolution #17522, seconded by Councilman McEvoy. With no recommended changes to the meeting Minutes, Council President Wendell requested a roll call vote:

RECORDED VOTE OF COUNCIL ON FINAL PASSAGE:						
Council Members	Motion	Second	Yes	No	Abstain	Absent
Behal						X
McEvoy		X	X			
Sullivan			X			
Zimbicki	X		X			
Wendell			X			

By a unanimous Roll Call Vote, the resolution adopting adopted.

ORDINANCE(S) FOR INTRODUCTION

There were none.

ADD-ON RESOLUTION

There were none.

UNFINISHED BUSINESS/NEW BUSINESS

There were none.

FOR THE GOOD OF THE CAUSE

Kevin McEvoy, Councilman: Councilman McEvoy acknowledged the East Brunswick High School Field Hockey for winning their most recent tournament.

Dana Zimbicki, Councilwoman: Councilwoman Zimbicki acknowledged Dan Losik and Mike Hughes for their presentations tonight. She further expressed how proud she is of the Township of East Brunswick and for all the work, and progress she has seen. She enumerated activities geared towards residents and families and improvements provided by the Township. She expressed how proud she is to be a citizen of this community.

CLOSED SESSION

There were none.

ADJOURNMENT

Having no other business to conduct, Councilman McEvoy moved to adjourn the meeting. Councilwoman Zimbicki seconded the motion. All were in favor. The meeting was adjourned at 9:13 p.m.



KEVIN MCEVOY, COUNCIL VICE PRESIDENT

ATTEST:



TAMAR LAWFUL, MUNICIPAL CLERK