

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

**REGULAR MEETING**  
**May 3, 2010**

A regular meeting of the North Brunswick Township Council was held on Monday, May 3, 2010 at 7:00 P.M. in the Municipal Complex located at 710 Hermann Road, North Brunswick, Middlesex County, New Jersey.

Mayor Womack called the meeting to order.

Roll call:

Present: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis and Socio  
Absent: Mr. Corbin

Also present: Business Administrator, Robert Lombard, Township Attorney, Ronald Gordon, Esq., Director of Parks, Recreation & Community Services, Lou Ann Benson, Chief Financial Officer, Kala Sriranganathan, Director of Public Works, Glenn Sandor, Director of Community Development, Michael Hritz, Township Planner, Tom Vigna, Municipal Clerk, Lisa Russo and Deputy Clerk, Milvi Weiner.

Also, present: Mr. John Taikina, North Brunswick TOD Associates.

Ms. Russo announced that the notice requirements of the law have been satisfied. Notices were sent by certified mail on January 4, 2010 to the following:

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

Notice receipts are on file in the Township Clerk's office. Also, notices were posted on the bulletin board in the Municipal Complex and filed in the Clerk's office on January 4, 2010.

Ms. Russo led the assembly in the Pledge of Allegiance.

Mayor Womack asked council members if any items are to be removed from the Consent Agenda. Motion made by Ms. Nicola to approve items "5a- 5i" on the agenda, second by Mr. Socio.

Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis and Socio  
Nays: none  
Absent: Mr. Corbin

**Consent Agenda:**

- a. NJ Fireman's Association Application / Fire Co. #1 / Elyas Abdulrahman
- b. NJ Fireman's Association Application / Fire Co. #3 / Stephen Amato
- c. Authorizing the redemption of various Third Party Liens \_\_\_\_\_ 148-5.10
- d. Authorizing the advertisement for Receipt of Bids for the Department of Purchasing  
for Printed Forms \_\_\_\_\_ 149-5.10
- e. Authorizing the re-advertisement for Receipt of Bids under the Department of Public  
Works for Collection of Recyclable Services \_\_\_\_\_ 150-5.10
- f. Authorizing the amendment to Contract BID08001 with Sunshine Tree and  
Landscape for tree removal and tree trimming services under the Department of  
Parks, Recreation and Community Services \_\_\_\_\_ 151-5.10
- g. Authorizing a Change In Scope to the PSA with Kleinfelder appointed as one of the three  
2010 Environmental Engineers to include services for Interior Sampling at  
Plains Gap Road \_\_\_\_\_ 152-5.10
- h. Authorizing a Professional Service Agreement with Fleming White Appraisals, Inc. to  
provide Appraisal Services for 15 Linwood Place \_\_\_\_\_ 153-5.10
- i. Payment of bills \_\_\_\_\_ 154-5.10

Mayor Womack called for a motion to approve item # 6 on the Agenda. Approval of minutes: Regular Council Meeting / April 19, 2010 and Special Council Meeting / April 19, 2010. So moved by Mr. Socio, second by Mr. Andrews.

Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis and Socio  
Nays: none  
Absent: Mr. Corbin

**Ordinance / First Reading / Introduction:**

**#10-11 – AS AMENDED** - An Ordinance supplementing Chapter 205, “Land Use”, Article XVII, “I-2 Industrial District” adding a new Section 205-76.1, to create a new Transit-Oriented Mixed Use Development Overlay in the I-2 District

Mr. Gordon explained that when there are six council people at large in the Faulkner Form of government the mayor does not vote unless there is a tie.

Mayor Womack called for a motion to introduce *Ordinance No. 10-11 - As Amended*. So moved by Mr. Davis, second by Ms. Narra, second reading and public hearing to be held at a regular meeting on May 17, 2010 at 7:00 P.M. in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey following legal publication in the May 6, 2010 issue of the Home News and Tribune as according to law. This Ordinance is posted in the Municipal Complex and copies are available upon request.

Roll Call: Ayes: Ms. Narra, Messrs. Andrews and Davis  
Nays: Ms. Nicola, Messrs. Socio and Corbin  
Mayor Womack: Aye

**#10-12 – AS AMENDED** - An Ordinance supplementing Chapter 205, “Land Use”, Adding a new Section Article XIVA, to create a new Commercial District known as “C-4 Non-Restricted Commercial District”

Mayor Womack called for a motion to introduce *Ordinance No. 10-12 - As Amended*. So moved by Mr. Andrews, second by Mr. Socio, second reading and public hearing to be held at a regular meeting on May 17, 2010 at 7:00 P.M. in the Municipal Complex, 710 Hermann Road, North Brunswick, Middlesex County, New Jersey following legal publication in the May 6, 2010 issue of the Home News and Tribune as according to law. This Ordinance is posted in the Municipal Complex and copies are available upon request.

Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis, Socio and Corbin  
Nays: none

**Reports from Mayor, Council, Administrator:**

Mr. Davis – attended the volunteer luncheon that was held at the Senior Center last week. He said it was well deserved for the senior volunteers that help out for example: the Meals on Wheels Program.

Ms. Narra – attended the book sale that was held at the library this past Saturday. It looked like it did quite well and as a personal thank you she wanted to thank all the volunteers that helped out on that hot day.

Mayor Womack opened the Public Hearing at 7:05 pm.

Mr. Haase – resident of Hidden Lake Drive who still has concerns with the increase of traffic on Hidden Lake Drive due to the amount of parking spaces allotted in Phase I and the Final Phase. His point is the reality of the traffic study – 8,000 spaces equals to ¼ number of people in town. There will be six ways to get to the Transit Village and finds it hard to believe that only 20 to 30 cars will be going down Hidden Lake Drive. Improvements only at 4 intersections will make traffic worse. Who added the box stores and will there be a 3rd and 4<sup>th</sup> box store? – move the box stores to Rte. 130. What do you intend to do to stop the increased traffic on Hidden Lake Drive?

Mr. Goundry – he appreciated Mr. Corbin finding a problem with the development and for voting against it. Schools are crowded now. False bill of goods – developers promise a lot and the township gets stuck. Revenues and ratables – expenses are there – does not add up. Rte.1 - Regal Cinemas – 2 strip malls and only one unit being used. Why are we building more. East Brunswick and Milltown have big box stores – why would people come to big box stores in North Brunswick?

Mr. Wren – resident of Silver Hollow who had a problem that occurred on February 14<sup>th</sup> with ice fishing on Farrington Lake. He and a couple of other men were asked politely by a North Brunswick officer to stop ice fishing. He stated that if someone has a legal fishing license that they are allowed to fish there. There are no township ordinances and signs posted at Farrington Lake otherwise the state would stop stocking the lake with fish.

Mr. Needles - resident of Hidden Lake Drive who had questions about the proposed transit village, auto dependency and the application process. How can the township have an auto dependent transit village if the state does not want it? Big box stores in Phase I – confusion is still there. Jersey Avenue will still be rebuilt and refurbished even if the township gets a transit village. He wants a transit village but with no big box stores. He stated we are doing ourselves a disservice – not totally right.

Mr. Kobza – resident of Birchwood Court who agrees in the need for a transit village. People do not look at the long term or positive outcome.

Ms. Chyb – resident of Newton Street who asked about the language changes in the amended ordinance. Red-line show corrections (g & h – language added). Number of housing has not changed. She stressed that it was the wrong thing to do. It will affect major roads and the school system.

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Mayor Womack called for a motion to adjourn the Public Hearing. So moved by Mr. Socio, second by Mr. Davis.

Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis, Socio and Corbin  
Nays: none

Mayor Womack called for a motion to adjourn the Public Hearing. So moved by Mr. Andrews, second by Mr. Davis.

Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis, Socio and Corbin  
Nays: none

Adjourn – 8:01 pm

**Lisa Russo**  
**Municipal Clerk**



**Adjourn – 7:58 P.M.**

**Lisa Russo  
Municipal Clerk**

**Mayor Womack called for a motion to adjourn the Public Hearing. So moved by Mr. Socio, second by Mr. Davis.**

**Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis, Socio and Corbin  
Nays: none**

**Mayor Womack called for a motion to adjourn the Public Hearing. So moved by Mr. Davis, second by Mr. Socio.**

**Roll Call: Ayes: Ms. Narra, Ms. Nicola, Messrs. Andrews, Davis, Socio and Corbin  
Nays: none**

**Adjourn – 8:15 P.M.**

**Lisa Russo  
Municipal Clerk**

**Adjourn – 8:15 P.M.**

**Lisa Russo  
Municipal Clerk**

**Adjourn – 7:30 P.M.**

**Lisa Russo  
Municipal Clerk**













**Adjourn – 8:12 P.M.**

**Lisa Russo  
Municipal Clerk**







